

Ref: HRN130635



*****BUY TO LET INVESTORS ONLY*****

Guide Price: £300,000-£325,000

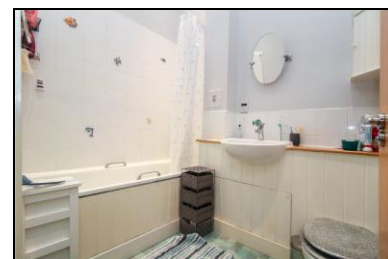
Being sold with tenant in situ paying £1575.00pcm.

An opportunity has arisen to purchase this three-bedroom apartment located within the Brewery development. Being one of the apartments in the original building, this property benefits from high ceilings adding to the character and charm, gas central heating, allocated parking and being within the centre of Romford town centre affording all its amenities including Romford mainline railway station.

EPC rating D

Summary:

- 3 Bedrooms • Communal Entrance Door • Open Planned Kitchen/Living Room • Bathroom • Allocated Parking



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To View Call 01708 457916

The Gatehouse
High Street

www.hilberychaplin.co.uk

The Havering Estate Office
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The Gatehouse, High Street

Communal Entrance Door - Opening and leading to:

Allocated Parking

Communal Hall - Original turning staircase to first floor. Personal door opening and leading to:

Agent's Note: Photographs were taken prior to the current tenant's occupancy.

Reception Hall - Security entry system. Radiator. Access to roof loft area.

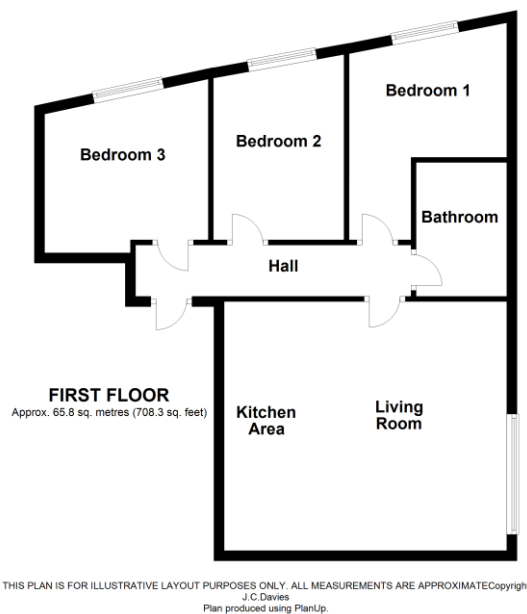
Open Planned Kitchen/Living Room - 15'8" x 15'5" (4.78m x 4.7m)
Fitted work top surfaces with one and half inset stainless steel sink mixer tap single drainer. Four ring gas hob with electric oven below and stainless-steel extractor hood over. A range of matching eye and base level units. Integrated fridge and freezer. Plumbing for automatic washing machine. Cupboard housing combination gas boiler serving domestic hot water and gas central heating. Part tiled walls. Three radiators. Wall light points. Double glazed Georgian style windows to rear.

Bedroom 1 - 10'6" x 9'9" (3.2m x 2.97m)
Sash style windows to front. Radiator. Wall light points.

Bedroom 2 - 10'4" x 9'7" widest (3.15m x 2.92m widest)
Sash style windows to front. Radiator. Wall light points.

Bedroom 3 - 12'7" x 7'3" (3.84m x 2.2m)
Sash style windows to front. Radiator. Wall light points.

Bathroom - White suite comprising panelled bath grab handles mixer taps shower attachment, wash hand basin and low flush w.c. with concealed flush. Electric shaver point. Part tiled walls. Ceiling with inset spotlights. Extractor fan. Radiator.



The EPC for this property is available upon request.



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