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ESTABLISHED 1894
**Hilbery
Chaplin**

Ref: HRN260100



*****INVESTMENT BUYERS ONLY*****

This well-presented one-bedroom first floor apartment is being sold with a tenant in situ, currently paying £1,250 PCM. The property is situated in a quiet cul-de-sac location and offers a lounge, fitted kitchen, one double bedroom, and a family bathroom.

Further benefits include electric heating, double glazing throughout, and the added advantage of allocated parking.

The property is conveniently located within walking distance of local shops, including supermarkets, takeaways, and convenience stores. Romford town centre is also just a short bus ride or walk away, providing a wide range of retail outlets, restaurants, and leisure facilities. An early viewing is highly recommended.

Council Tax Band C
EPC rating C

Summary:

- 1 Bedroom
- Communal Entrance
- Lounge
- Kitchen
- Bathroom
- Allocated Parking Space

Offers in excess of £210,000
To View Call 01708 457916

Holland Close
Romford

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Branches at: ROMFORD : HORNCHURCH : SHENFIELD : LAINDON

Holland Close, Romford

COMMUNAL ENTRANCE - Security entry phones system Leading to communal hallway and stairs to first floor. Door opening and leading to:

Reception Hall - Built in airing cupboard/storage, with further built in cupboard with plumbing for washing machine and storage. Storage heater, phone entry handset, access to loft.

Lounge - 13'7" x 11'2" (4.14m x 3.4m)

UPVC double glazed bay window, fitted cushion seating into bay, fitted display shelving, storage heater. Intercommunicating arch leading to kitchen

Kitchen - 7'8" x 6'9" (2.34m x 2.06m)

Fitted worktop surfaces with inset stainless steel sink, mixer tap and single drainer, fitted electric oven and hob with an overhead extractor hood, space for dishwasher and upright fridge freezer, fitted eye and base level units, part tiled.

Bedroom - 10'4" x 7'8" (3.15m x 2.34m)

Double glazed window, electric wall mounted heater.

Bathroom - 7'7" x 6'8" (2.3m x 2.03m)

Comprising of a white suite, panelled bath, fitted shower screen, mixer tap shower attachment, low flush WC with concealed flush, wash hand basin with cupboard under, extractor fan, electric wall mounted fan heater, part tiled walls.

Externally - Allocated parking space and communal grounds.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

The EPC for this property is available upon request.



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