



Hornchurch

Asking Price £155,000



The Property

This Retirement Home for the over 60's is situated in a highly convenient central location, just a short, walk from the excellent shopping and transport facilities of Hornchurch Town Centre, this one-bedroom ground floor retirement apartment, offered for sale with no onward chain.

The accommodation comprises a welcoming entrance hall leading to a bright and comfortable lounge, a fitted kitchen with a range of matching units, a generously sized bedroom with built in wardrobe, and a modern shower room/W.C.

Further benefits include gas central heating, double glazing and emergency pull-cord assistance for added peace of mind.

Residents also enjoy access to a communal lounge, on-site laundry facilities, well-maintained communal gardens and residents' parking.

This property is offered chain free and is ideally suited for those seeking secure, low-maintenance living in a central and convenient location.

Early viewing is highly recommended.

Council Tax Band C

E.P.C. rating D

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916

Retirement Home for the over 60's



Location

Abbs Cross Gardens is ideally situated for convenient access to Hornchurch town centre and a variety of local bus routes.

Hornchurch, located within the London Borough of Havering in East London, is a well-established suburban town with a strong residential character. The historic town centre offers an excellent selection of shopping facilities, alongside a diverse range of restaurants and coffee shops. Cultural attractions include the popular Queen's Theatre, complemented by an abundance of parks, open green spaces and sports facilities, making the area highly desirable for a wide range of residents.





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.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

PLEASE NOTE : Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that : (1) These particulars do not constitute any part of an offer or a contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.

Hilbery Chaplin ESTABLISHED 1894

Tel: 01708 457916
hornchurch@hilberychaplin.co.uk