



Vignoles Road, Romford RM7 Offers in region of £165,000



This one bedroom top floor flat has no onward chain and benefits from double glazing, separate kitchen, Lounge / Dining room, good size bathroom with window. The property is located in a cul de sac area which has residents parking and green space.

A short distance to Romford Town Centre and Station. Chadwell Heath Station is also located near with a high street shopping parade.

Ideal for a Buy to Let investment or first time buyer, this property has a lease of over 960 years and is leasehold.

- **NO ONWARD CHAIN**
- **ONE BEDROOM**
- **DOUBLE GLAZED**
- **RESIDENTIAL PARKING**
- **GREEN SPACE**
- **IDEAL INVESTMENT BTL**
- **CUL DE SAC LOCATION**
- **SEPERATE KITCHEN**
- **GOOD SIZE BATHROOM**
- **LOUNGE / DINING AREA**

ACCOMMODATION

HALLWAY

LOUNGE 14' 2" x 9' 7" (4.32m x 2.92m)

KITCHEN 8' 2" x 5' 0" (2.49m x 1.52m)

BEDROOM 9' 0" x 8' 0" (2.74m x 2.44m)

BATHROOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.