



**Goldsmere Court, Hornchurch, Essex**  
**Retirement Apartment**

**Offers in Excess Of : £135,000**

*Freehold*

# Goldsmere Court, Hornchurch, Essex

## Property Details:

We are delighted to bring to the market this lovely 1 bedroom Retirement Apartment located in the Heart of Hornchurch, Essex. Located on level 2 via lift the property comprises of 1 Double bedrooms with fitted wardrobes, shower room, fitted kitchen, open plan to lounge / diner with direct access to the communal garden. The apartment is excellent order throughout, having been recently decorated. Beautiful wood flooring throughout and wheelchair friendly. Emergency cords throughout the property. Built in 1988 by McCarthy & Stone the property is a purpose built retirement complex for over 60's. There is a large resident lounge, a laundry room and guest suites are available for friends and relative. Lifts to all floors. There is a great community within the complex and they hold weekly social activities for the residents. The communal areas are kept to a high standard and there are beautiful grounds surrounding the properties. There is a 24 hour emergency call system in place with pull cords strategically place throughout the property.. There is also resident parking. Located close to all amenities:- Bus stop 300 yards, Shops 500 yards, post office 400 yards, For stations, Emerson Park Overground is just 0.4 miles, Upminster Bridge Underground 0.6 miles and Hornchurch Underground 0.6 miles. You can walk into the Vibrant Hornchurch High Street within a couple of minutes and enjoy its chic shops, restaurants and café bars. This really is a lovely property ready to move in and make it home. Viewing by appointment only.

## First Floor Apartment:

**Entrance Hall:** 8'7" x 3". Access to all accommodation. Large storage cupboard housing water tank. Wood flooring. Texture ceiling with coving. Emergency cord. Door entry system.

**Lounge/Diner:** 15'4" x 10'6" - Double glazed window and door to rear communal garden. Feature fireplace with electric coal effect fire. Storage heater. Emergency pull cord. 2 x Wall lights. T.V. aerial point. Wood flooring. Texture ceiling with coving. Neutral décor. Arch open plan doorway to :-

**Kitchen:** 7'4" x 5'5" – A range of wall and base units. Built in electric hob with extractor over. Space for fridge/freezer. Stainless steel sink with drainer. Extractor fan. Tiled to 3 walls and splash back areas. Wood floor. Texture ceiling with coving. Neutral décor.

**Bedroom 1:** 12'3" x 8'8". Double glazed window to rear aspect overlooking communal gardens. Built in mirror wardrobes. Wood flooring. Storage Heater. 2 x wall lights. T.V. aerial point. Emergency pull cord. Textured ceiling with coving. Neutral décor.

**Shower Room:** 6'7" x 5'5" – Walk in cubicle shower. Low level W.C. and hand basin with storage under. Heated Towel Rail. Shaving point. Wall heater. Extractor. Tiled to walls. Vinyl floor. Textured ceiling with coving.

## Outside:

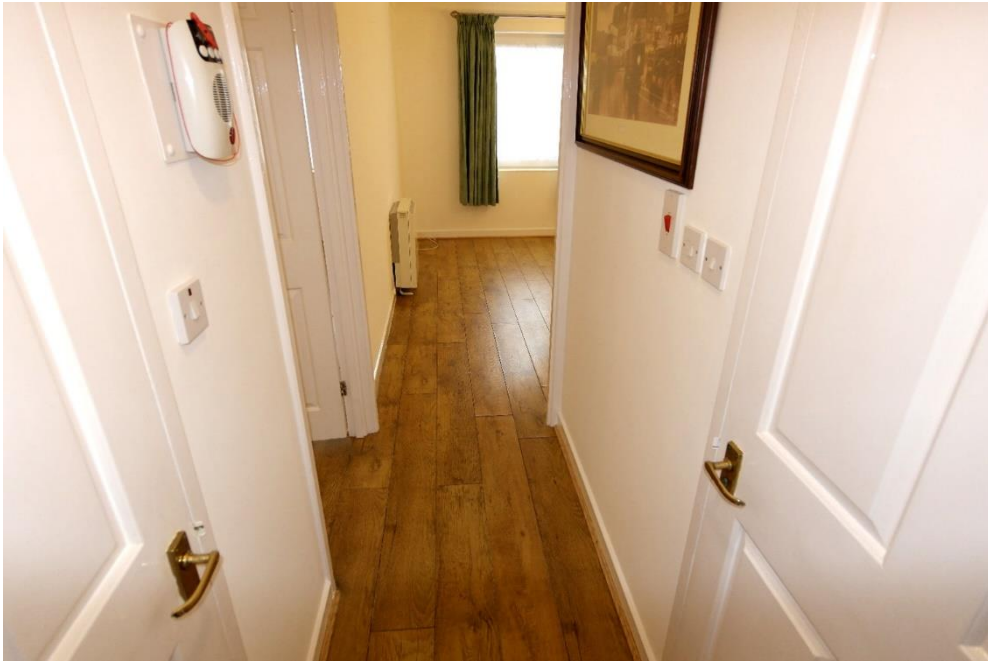
**Communal Gardens:** This apartment benefits from direct access to the beautifully kept communal gardens. All maintained within the service charge there is no work to do just enjoy the beautiful outside space.

There is resident parking to the front of the building.

Council Tax Band: C - Local Council: Havering.  
Approximate gross internal area 39m<sup>2</sup> – 419 sq ft. EPC: C

Lease 92 years remaining. Ground rent £220.02 per 6 mths  
Maintenance / Service charge: £1039.09 per 6 mths



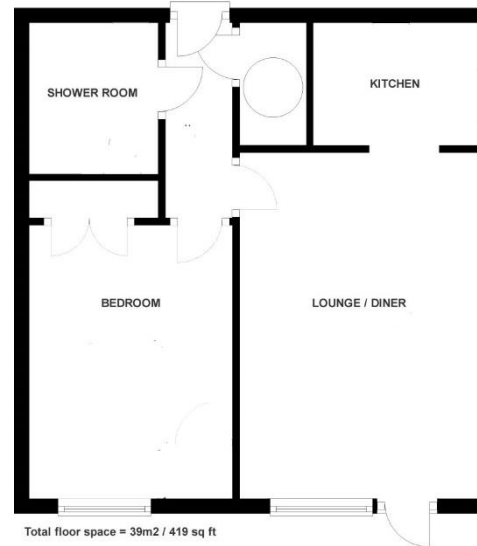






Goldsmere Court, 1 Bedroom, Level 2 Apartment

- 1 Double Bedroom
- Shower Room
- Lounge / Diner
- Fitted Kitchen
- Double glazing
- Electric Heating
- Direct access to rear communal garden
- Emergency Cords
- Over 55's
- Located in the Heart of Hornchurch – walk to all amenities and town centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer**  
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.