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ASHTON & PERKINS

LONDON ROAD, ROMFORD

£275,000





We are pleased to offer this large 2 double bedroom ground floor flat in the perfect position for both Romford and Chadwell Heath. Situated close to Crowlands Primary school and with great transport links on your doorstep its the ideal first time buy or investment.

The property benefits from 3 outside storage units, balcony to communal outside area, a kitchen fully fitted inc dishwasher, washing machine and dryer plus lots more. call now to arrange your viewing.

Hallway;

Entering the property through a UVPC door, the long hallway offers laminate flooring, ceiling lighting, radiator and access to all rooms

Living room 5m x 3.4m

A large living room providing ample space for furniture and access to the communal outside space via glazed door. Feature effect fireplace, neutral decor with dado rail, laminate flooring, ceiling lighting with coving, radiator.

Kitchen 4.3m x 2.6m

A very good size kitchen with breakfast bar added by the current owners. The kitchen offers wall and base units with worksurface and circular sink with mixer taps, space for under counter fridge, washing machine and dryer plus



integrated dishwasher. Electric oven, gas hob and extractor over. Tiled flooring, upvc window to front, radiator and combi boiler

Bedroom 1; 4m x 3.4m

A large double bedroom with built in wardrobe, 2 UPVC windows providing lots of natural light. Laminate flooring, radiator, ceiling lighting with coving

Bedroom 2; 3.7m x 2.9m

Another good size double bedroom with UPVC window to front. Laminate flooring, radiator, neutral decor, ceiling lighting with coving



Bathroom

Only refitted 2 years ago, the modern bathroom offers tiled floor and walls, 3 piece bathroom suite consisting of panelled bath with separate mains powered shower over, low level w/c, wash hand basin, chrome heated towel rail, upvc obscured window to front.

Outside space

2 external storage units plus one in the communal hallway (with electric) offer ample space for additional storage.

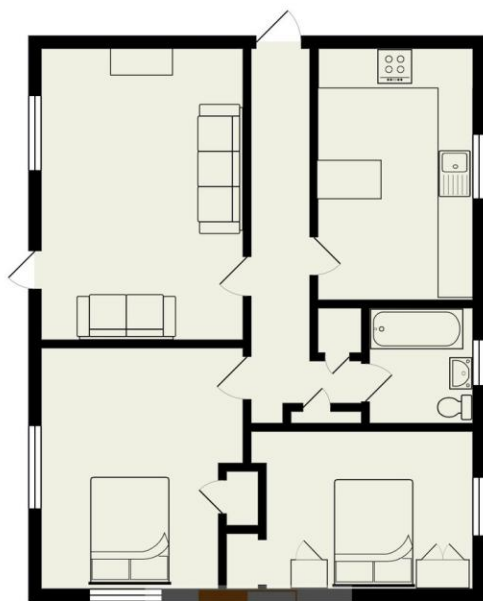
Lease 103 years remaining

Ground rent / Service charge and ground rent = £1137.62

EPC - D

Council tax band - B





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms etc are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only

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