



Leyland Court, Angel Way, Romford, Essex

Price: £63,000 – Shared Ownership

Leasehold

Leyland Court, Angel Way, Romford, Essex – Spacious 1 Bedroom 5th Floor Apartment

Property Details:

GET YOUR FIRST STEP ON THE PROPERTY OWNERSHIP LADDER!!! We are delighted to offer for sale this spacious, modern, 1 bedroom Apartment in the heart of Romford. This is a 25% shared ownership Apartment ideal for first time buyers to get a foot on the ladder. The property offers a large double bedroom with built in wardrobe and two Juliet Balconies PLUS a door to the main Balcony that is also accessed from the lounge area. Lots of natural light and very spacious. The modern open plan Living/Dining/Kitchen area is also well laid out giving plenty of space and has plenty of natural light from the patio doors to the Balcony. The fitted kitchen has everything you need with plenty of storage and integrated appliances. Even the entrance hallway offers plenty of space and has two large storage cupboards. The bathroom is also modern and spacious. There is underfloor heating throughout the property. This is a really good size Apartment in a great location and is ready to move in. Easy access to A12 / M25 / A127 and a short walk to Romford Station for trains into London (including Elizabeth Line). There are an abundance of shops, café bars. Restaurants and amenities within walking distance and the surrounding area has many facilities including gyms/shopping precincts, doctors & health centre, dentists and also parks and green spaces. The famous and historic 'Romford Market' is just a few minutes walk away, as is the Brewery and Liberty Shopping Centre. This is a fantastic location!

5th Floor:

Entrance to Apartments: Secure ground floor entrance lobby from Angel Way opens to large hallway and area with mail boxes for all the apartments. Lifts to the apartments are also secure with a call button to each apartment. Second lift for floor 5.

Hallway: 12'0" x 6'3". Access to all accommodation. Wood flooring. Sooth ceiling. Two large storage cupboards. One houses the heating control system. Neutral décor throughout the property. Underfloor heating.

Open plan Living / Dining / Lounge: 19'7" x 17'2". Large Double glazed patio doors to balcony giving lots of natural light. Wood flooring. The Kitchen area is cleverly separated from the lounge by a wall. Neutral décor. Underfloor heating. Ceiling extractor fan. Open plan to:

Kitchen Area: 8'6" x 8'6" A range of wall and base units with plenty of storage. Electric hob with extractor over and integrated electric oven. Additional ceiling extractor fan. 1 and ½ bowl Stainless Steel Sink with drainer. Integrated Washing machine and dishwasher. Integrated fridge/freezer. Smooth ceiling with down lights. Wood flooring. Neutral décor. Underfloor heating.

Bedroom : 20'9" x 10'5". Double glazed French doors x 2 with Juliet Balconies. Lots of natural light. Further door to the main Balcony which also connects to lounge area. Fitted wardrobes. Smooth ceiling. Fitted carpet. Underfloor heating. Neutral décor.

Bathroom : 7'10" x 7'6". Panel bath with shower over. Hand basin and low level W.C. Part tiled to walls. Tiled floor. Heated towel rail. Smooth ceiling with downlights. Underfloor heating. Extractor fan. Neutral décor.

Balcony: 11'11" x 5'10". Plenty of room for outside dining and great views, you can see for miles. Access from lounge area and also from Bedroom.

Other information:

There is no parking with this apartment. There is however, the Angel Way carpark right opposite. Excellent transport links and a few minutes walk to buses or Romford Station for trains into London.

Built in 2014 the building is modern and designed for City Centre Living. The property has underfloor heating throughout. The building is all electric there is no gas installed.

The lease has 115 years remaining.

There is no ground rent payable as it is shared ownership.
The service charge is £152 pcm
Rent for the remaining 75% share is £385 pcm

Council Tax Band: C EPC Rating: B
Local Council: London Borough of Havering.
Approximate gross internal area 64m² – 688 sq ft.

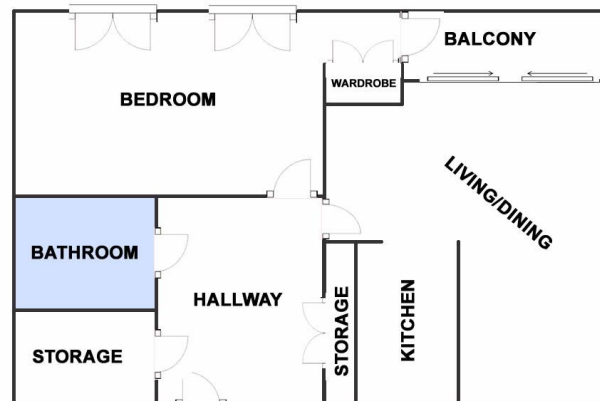
This is for sale as 25% shared ownership. There are currently no options to purchase 100% shares.

Perfect for getting your foot onto the Property Ownership ladder, this apartment is the perfect first home and is suited (but not limited to) First Time Buyers. We are able to assist with mortgages for shared ownership properties please ask for more information or to speak with our mortgage broker.





- Spacious 1 Bedroom Apartment
- 1 Large Double Bedroom with 2 x Juliet Balcony and door to main Balcony
- Open Plan Living/Dining/Kitchen
- Modern Fitted Kitchen
- Balcony to lounge shared with bedroom
- Spacious Bathroom
- Large hallway with storage
- Modern Living
- Underfloor heating throughout
- Town Centre Location



5TH FLOOR APARTMENT - NOT TO SCALE - FOR ILLUSTRATION PURPOSE ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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.