



A P

**ASHTON & PERKINS**

HEATH PARK COURT, ROMFORD

£315,000





Tucked away in a private turning is this lovely ground floor maisonette. Being offered chain free and with over 100 years remaining on its lease, the property comes complete with modern decor, garden, communal parking, 2 double bedrooms and lots more. Ideally suited for first time buyers or investors it won't be around for long, so arrange your viewing today.

Enter through a UPVC door into a hallway with double glazed window modern decor, laminate flooring and access to all rooms.

Living room; 4.7m x 3.7m

Double glazed suntrap window to front provides ample light into a very good size modern lounge / diner.

Providing space for both living and dining furniture. Radiator, laminate flooring, ceiling spot lighting and sealed chimney breast.

Kitchen; 3.7m x 2.6m

A very good size modern kitchen with double glazed door and window providing access to a patio area and garden. Installed in 2021 the modern kitchen provides grey wall and base units with contrasting black worksurface and double stainless steel sink inset. A gas hob with electric oven under and extractor over, space for large fridge



freezer and washing machine. Wall mounted Worcester combination boiler. Part tiled walls with neutral decor, laminate flooring, spot light ceiling lighting and radiator

Bedroom 1; 3.6m x 3.4m

Good size double bedroom with double glazed window overlooking communal garden. Carpeted flooring, ceiling lighting, radiator, neutral decor

Bedroom 2; 3.6m x 2.7m

Another good size double bedroom, carpeted flooring, radiator, double glazed window to rear, ceiling lighting



Bathroom;

Modern suite comprising of panelled bath with chrome taps and shower mixer attachment, low level w/c with matching wash hand basin, obscured double glazed window, part tiled walls, tiled floor, radiator.

Outside;

To front a communal parking area

To side and rear a communal garden. Access directly from the kitchen onto a secluded patio and sectioned garden.

EPC - C

Council tax - B



Lease - 125 years from January 2013

Ground rent - £250 per annum

Service charge currently - Approx £1536 per annum





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

ASHTON & PERKINS

%epcGraph\_c\_1\_304%