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**Brooklands Road, Romford RM7**

**£350,000 Leasehold**



Laleham Court is a fantastic two double bedroom, two bathroom executive style apartment. Leasehold with share of freehold.

Built in 2019 this has luxury in every aspect. Neff appliances, double glazing, gas central heating and a energy efficiency of a B. Loft area

This property has been designed to maximise space and natural light enhancing the high specification throughout.

Not far from town center and station. This definitely ticks the right boxes.

- **TWO DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **EXECUTIVE STYLE APARTMENT**
- **ALLOCATED PARKING**
- **NEFF APPLIANCES**
- **BUILT IN 2019**
- **LEASEHOLD 997 YRS & SHARE OF FREEHOLD**
- **DESIGNED FOR MAXIMUM SPACE AND LIGHT**
- **LOFT ACCESS**
- **DECORATED TO A HIGH STANDARD**
- **SHORT DISTANCE TO TOWN AND STATION**

## ACCOMMODATION

Video security entry phone system

### HALLWAY

Loft access

**BEDROOM ONE** 19' 3" x 9' 1" (5.87m x 2.77m)

### ENSUITE AND BATHROOM

White ceramic sanitary ware by ROCA with chrome fittings. Bath screen and over-bath shower in main bath  
Shower enclosure to en-suite. European tiling throughout with accent panels. Heated towel radiator  
Programmable underfloor heating.

**BEDROOM TWO** 14' 1" x 10' 1" (4.29m x 3.07m)

**LOUNGE / KITCHEN/ DINER** 19' 6" x 15' 9" (5.94m x 4.8m)

Contemporary styled German kitchen fitted by local craftsmen with NEFF oven, microwave and hob with stylish extractor hood. NEFF integrated, high efficiency appliances throughout, including fridge/freezer, washer/dryer and dishwasher. Worktops with upstands and splashback to hob. Brushed stainless steel undermounted sink and single lever mixer tap

Landscaped communal gardens

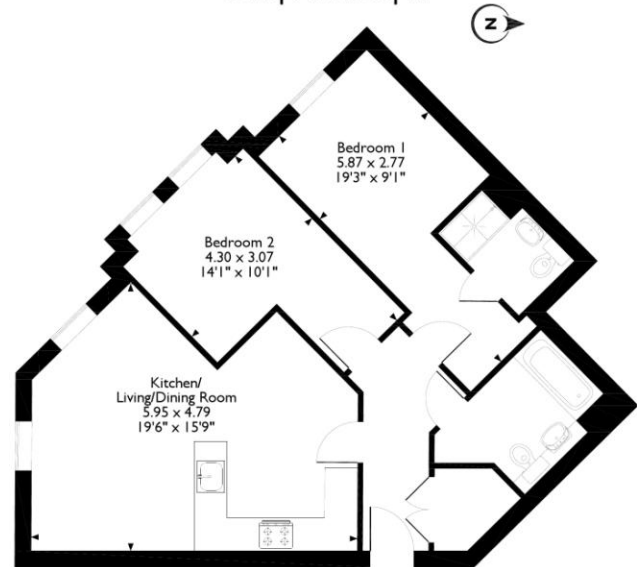
Leasehold – 997 years

Share of freehold.

No ground rent.

Service charge £1390.75 per annum

Approximate Gross Internal Area  
63 Sq M/685 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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