

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates offer for sale this one double bedroom ground floor RETIREMENT apartment for over 55's, situated within "The Herons" development close to Hornchurch High Street with its amenities and transport links. The accommodation comprises of a spacious lounge, modern fitted kitchen, double bedroom, fitted bathroom, gas central heating, double glazing and well-maintained communal gardens surrounding. There are also numerous facilities which include a guest suite for visitors, communal lounge for social activities and events, a shared laundry room, residents and visitors parking and a 24-hour alarm call service in private and shared areas. The property also has the added benefit of being offered with no onward chain. Leasehold term 99 years from 22nd July 1987



**The Herons,
Abbs Cross Gardens,
Hornchurch, RM12**

£199,000 Leasehold

Entrance:

Via communal front door with secure entry phone system leading to own front door.

Hallway:

Built-in storage cupboard, wall mounted entry phone, pull cord for 24-hour alarm call service, further built-in cupboard housing water tanks, coving to ceiling, ceiling rose, doors to:

Reception: 15'4 x 11'2:

Double glazed window to front, power points, coving to ceiling, ceiling to rose, pull cord for 24-hour alarm call service, radiator, wall mounted thermostat, door to:

Kitchen: 8'2 x 7'3:

Double glazed window to side, one bowl stainless steel sink unit with chrome mixer tap and side drainer, range of modern built-in base and wall mounted storage units, integrated electric oven, integrated four burner electric hob with stainless steel cooker hood over, space and plumbing for washing machine and fridge/freezer, power points, part tiled walls, wall mounted gas fired boiler, radiator, pull cord for 24-hour alarm call service.

Bedroom: 12'2 x 8'8:

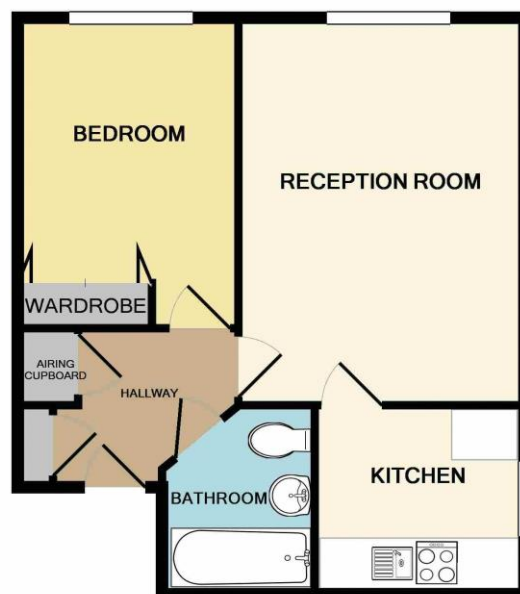
Double glazed window to front, power points, pull cord for 24-hour alarm call service, radiator, built-in wardrobe.

Bathroom: 7'3 x 5'11:

Low level wc, pedestal wash hand basin with chrome taps, panelled bath unit with chrome mixer tap, part tiled walls, radiator, extractor fan, pull cord for 24-hour alarm call service.

**Exterior:**

There are well-maintained communal gardens surrounding with both residents and visitors parking.

Total Approx. Floor Area 424 SQ.FT. (39.4 SQ.M)

TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CB Estates Ltd

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