



Property Management Ltd



****CASH BUYERS ONLY****

SRB Property Management are delighted to offer for sale as the vendors sole agent this well maintained spacious, top floor one bedroom flat. Situated close to local amenities and both Chadwell Heath and Newbury Park train stations this property is ideal for the commuter and investors alike. Entered via a secure intercom entry door, the property offers spacious living with a good size living room, large double bedroom with fully fitted wardrobes, newly fitted modern bathroom and a modern fully fitted kitchen. The property is also fully double glazed and has electric heaters and benefits from loft storage space. The remaining lease is around 62 years. Service charge approximately £550 per year and Ground rent approximately £120 per year. Council tax band B. EPC rating D. Offered to the market for a guide price **£160,000**. **Lease extension available for further 90 years.**



Millhaven Close
Romford, RM6

Guide Price £160,000

Living Room 15' 10" x 11' 4" (4.82m x 3.45m)

Wood effect laminate laid to floor, neutrally decorated walls, white ceilings with decorative coving, electric fire with decorative surround, three arm light pendant and decorative wall mounted lights to match, double glazed window to front elevation.

Bedroom 12' 11" x 8' 9" (3.93m x 2.66m)

Neutral carpet laid to floor, cream painted walls with feature wall behind bed, white painted ceiling with decorative coving, fan/light mounted to ceiling, fully fitted wardrobes with mirrored sliding doors, double glazed window to front elevation and electric wall mounted heater.

Entrance Hallway 12' 2" x 3' 5" (3.71m x 1.04m)

Floor laid to wood effect laminate, cream painted walls, decorative surround and white ceiling, doors leading to all rooms. Electric wall mounted heater. Loft access.

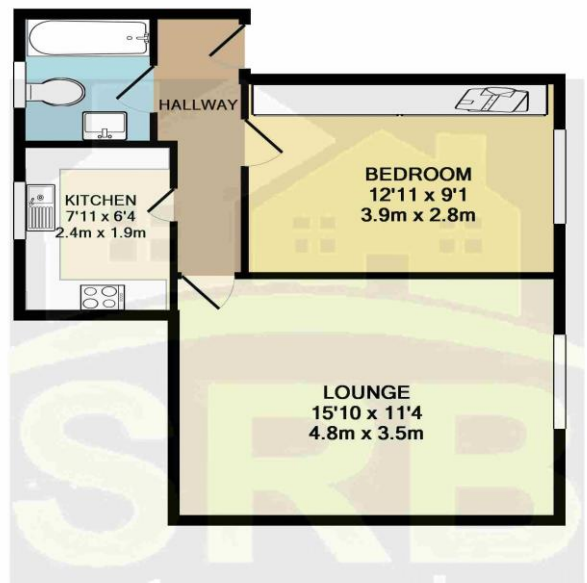
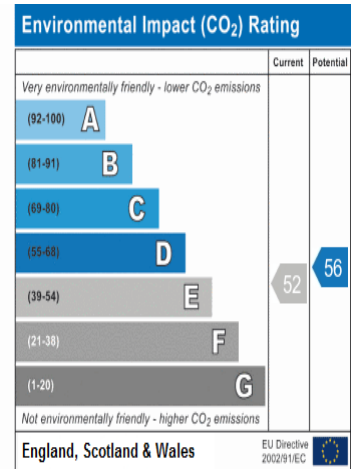
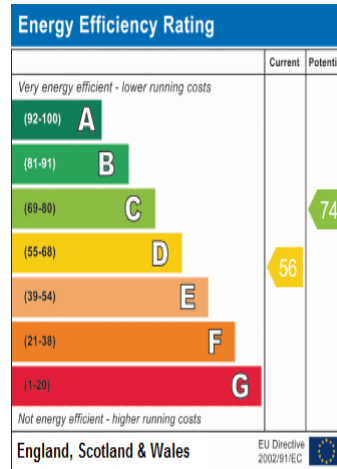
Kitchen 7' 11" x 6' 4" (2.41m x 1.93m)

Fully fitted gloss white base and wall cabinets with stainless steel inset sink, built under fan oven with ceramic hob and extractor fan. Grey tile effect floor covering, double larder style built in storage cupboards behind door, double glazed window to side elevation.

Family Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)

Fully fitted three-piece white suite with chrome taps and waste, fully tiled from floor to ceiling, wall mounted mirror cabinet, electric shower, floor laid to grey wood plank effect vinyl flooring, double glazed window to rear elevation.

EPC Rating D. Council Tax Band B.



TOTAL APPROX. FLOOR AREA 422 SQ.FT. (39.2 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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MONEY LAUNDERING REGULATIONS 2003

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.

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