



Property Management Ltd



**Ground Floor Maisonette**

**80ft Rear Garden with side entrance**

**2 Double Bedrooms**

**Long Lease 117 years**

**Double Glazed**

**Gas Central Heating**



**Cowley Road**  
Heaton Grange, Romford, RM3

**Guide Price £240-000 -  
£249,995**

### Entrance Hallway 18' 9" x 3' 11" (5.71m x 1.19m)

Own front door to carpeted entrance hallway with radiator, widening at end with storage cupboard. Leading to all rooms.

### Kitchen 9' 3" x 12' 2" (2.82m x 3.71m)

Range of base and wall mounted cupboards painted grey to give a modern feel. Integrated hob and oven. Grey wood effect flooring. Space for washing machine/tumble dryer and dishwasher. Black worktops. Ceiling Spot light. Radiator. Large double glazed window and glazed door leading to rear garden.

### Bathroom 6' 3" x 6' 5" (1.90m x 1.95m)

Family bathroom with 3 piece white suite. White tiles and grey wood effect flooring. Shower over bath with shower screen. Double glazed window. Chrome heated towel radiator. Central ceiling light.

### Bedroom One 12' 5" x 10' 8" (3.78m x 3.25m)

Double bedroom with built in storage. Grey carpet and neutral white décor. Radiator under double glazed window. Ceiling spot light.

### Bedroom Two 10' 11" x 10' 3" (3.32m x 3.12m)

Double Bedroom with built in storage. Grey carpet and white décor. Radiator under Double glazed window to rear. Curtain pole.

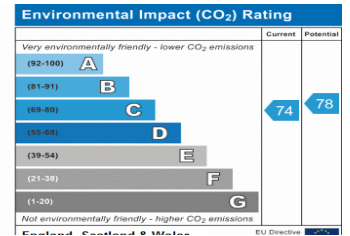
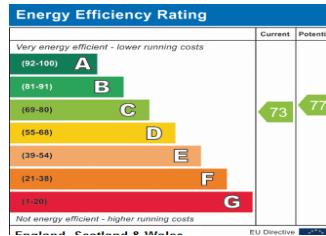
### Lounge 15' 4" x 11' 2" (4.67m x 3.40m)

Lounge with grey carpet. White walls with 2 feature walls in silver/black design around central chimney breast. Central ceiling light. Radiator under double glazed window to front garden area. Curtain Pole.

### Outside Space

Rear garden approx. 80ft with side access, patio and shed. Front garden has hard standing area which could be used for parking.

**Additional Details:** Ground rent £10. Service Charge £352.40p Per Annum to Havering Council.



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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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