

LEASEHOLD



Apartment

CHADWELL HEATH LANE, ROMFORD, RM6 4YJ

Offers In Excess Of
£170,000

FEATURES

- ***CHAIN FREE***
- TWO DOUBLE BEDROOMS
- CAN BE SOLD FULLY FURNISHED
- ELECTRIC HEATING
- ***RETIREMENT FLAT FOR THE OVER 60s***
- FIRST FLOOR
- DOUBLE GLAZING



STEPS

Estate Agents

2 Bedroom Apartment located in Romford

TWO BEDROOM - RETIREMENT PROPERTY VACANT AND CHAIN FREE
Rosewood Court offers independent living for the over 60s, and we are delighted to offer this Two bedroom first floor retirement apartment with views over the gardens. The property can come fully furnished with a good size fully fitted kitchen with appliances including an electric hob, eye level oven, washing machine, fridge/freezer, ample cupboard space. With a Fully fitted bathroom with bath and shower over and a comfortable open plan lounge. The second bedroom is currently being used as a Dining Room.

There is a Laundry Room to the ground floor, and Hairdressing Salon situated on the first floor via stairs or the lift and for all residents to use. Lodge manager available 5 days a week. With a residential owners large communal lounge and Kitchen with regular social events. 24 Hour Careline system for safety and security. Guest suite for visitors. Private car park for all residents.

Entrance

Via communal security door to lobby. Staircase and lift to first floor. Hallway leading to a private door to

Hallway

Built in airing cupboard. Electric storage heater. Security entry phone system. Doors to

Lounge

16'3" x 10'5"
uPVC double glazed window. Electric storage heater. Opening to kitchen

Kitchen

10'4" x 7'8"
Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps and tiled splash backs. Built in oven and hob. Spaces for washing machine and fridge freezer.

Bedroom One

17'2" x 9'5"
uPVC double glazed window. Built in wardrobes. Fitted wardrobes with bedside cabinets and side units. Electric storage heater.

Bedroom Two / Dining Room

12'9" x 6'11"
uPVC double glazed window. Electric storage heater.

Bathroom

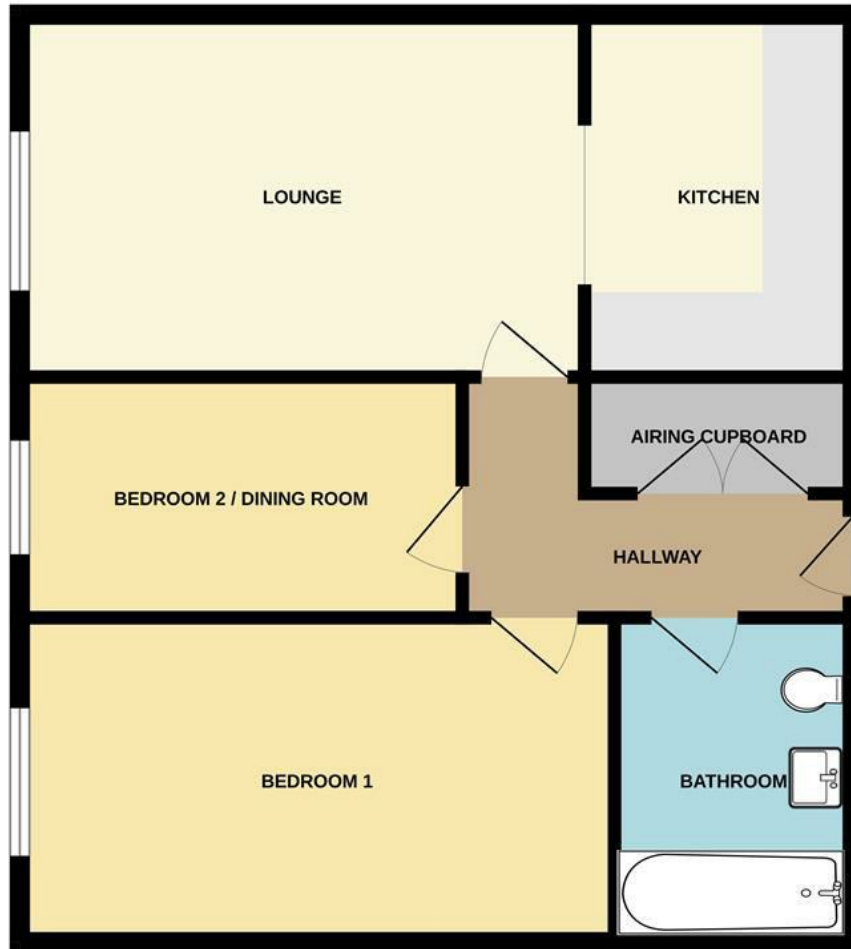
9'4" x 6'9"
Panel enclosed bath with shower over. Pedestal wash hand basin. Low level WC. Tiled walls. Electric fan heater.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Call us on

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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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