



CHALK STREET /
ESTATES

Seymour Place, North Street, Hornchurch, RM11

Offers Over £300,000

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Considered an ideal first time purchase, just 0.1 miles from Emerson Park Station and a mere stroll to Hornchurch Town centre and the picturesque Langtons Gardens, is this two bedroom top floor apartment.

Entering via the secure telephone intercom system and through the well maintained communal entrance, the accommodation commences with a large hallway that provides access to all the living arrangement and two storage cupboards.

The reception space is tastefully decorated with modern tones, tiled flooring and flooded with an abundance of natural light from the large window and Juliette balcony. Measuring 15'1 x 10'7, the room easily accommodates a dining table and chairs.

Leading off the reception room is the kitchen, with a variety of above and below units, worktops to three sides and space for essential appliances.

Accessed off the hallway are the two bedrooms. The largest measures 13'8 x 10'9 and enjoys fitted wardrobes and its own ensuite shower room.

Completing the internal layout is the well-appointed family bathroom.

This lovely home also has the added benefit of a loft space private to the flat.

Externally, the property enjoys well maintained communal grounds and has the added benefit of one allocated parking space in addition to numerous visitors spaces.

According to the vendor:

Lease length: 974 years

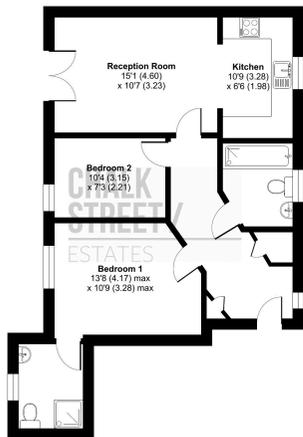
Ground rent: £120 per annum.

Service charge: £1,650 per annum.



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Approximate Area = 686 sq ft / 63.7 sq m
For identification only - Not to scale



SECOND FLOOR

Plan plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced by Chalk Street Estates Limited. 1007-1261117

- Two Bedrooms
- Spacious Reception Room
- Master Bedroom With En-Suite
- Allocated Parking Space
- Ground Rent £120 p.a.
- Second Floor Apartment
- Stylish Kitchen
- Family Bathroom
- 974 Years Remaining On Lease
- Service Charge £1,650



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

