



# Blenheim Court, Northolt Way, Hornchurch, RM12

Offers Over £250,000

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Ideally situated within close proximity to local shops and amenities, boasting a 145-year lease, is this well presented two bedroom flat.

Upon entering the home, via its own front door, you are greeted with a welcoming entrance porch.

The open plan lounge / kitchen is positioned at the front of the home and draws light from the large windows to the front elevation and is well presented with neutral tones. The kitchen comprises numerous wall and base units, ample worktops and room for essential appliances. The lounge measures an impressive 24'6 x 12'1 and provides ample space for a dining table and chairs.

Toward the rear of the home, there are two double bedrooms. The largest measures 16'2 x 8'7 and provides access onto the balcony.

Completing the internal layout is the fully tiled family bathroom.

Allocated parking is available.

Considered an ideal first home, this spacious and well maintained property should be viewed to fully appreciate everything it has to offer.

According to the vendor

Lease Length: 145 years remaining.

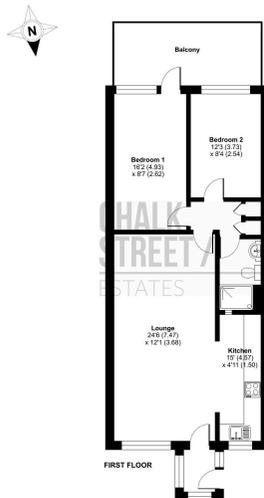
Ground Rent: £100 P.A.

Service Charge: £800 P.A.



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Approximate Area = 731 sq ft / 68 sq m  
For identification only - Not to scale



Plan plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced by Chalk Street Estates Limited. 1007-100812

- Two Bedroom Flat
- Large Lounge
- Modern Bathroom
- Allocated Parking Space
- Ground Rent 100 p.a.
- Well Presented Throughout
- Spacious Kitchen
- Balcony
- 145 Years Remaining on Lease
- Service Charge £800 p.a.

