



CHALK STREET /
ESTATES

Blandford Close, Romford, RM7

Offers Over **£205,000**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain, situated in the sought after Mawneys location, within close proximity of local schools and great transport links, is this one bedroom first floor maisonette.

Upon entering home via its own front door, you are greeted with a welcoming hallway with access to all the internal accommodation.

Measuring an impressive 16'2 x 10'4, the reception room is centred around a feature fireplace and enjoys deep skirtings, decorative cornice and carpets underfoot. This spacious room also provided adequate space for a dining table and chairs.

Positioned at the front of the home is the kitchen which comprises numerous wall and base units, ample worktops and room for essential appliances.

Accessed off the hallway is the spacious bedroom which boasts ample fitted wardrobes.

The stylish bathroom completes the internal layout.

Externally, there is on-street parking.

According to the vendor:

- Lease Length: 92 years remaining
- Service Charge: £1,174.32 p.a. (approx.)
- No Ground Rent

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address. Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- No Onward Chain
- One Bedroom
- First Floor Maisonette
- Open Plan Reception / Dining Room
- Kitchen With Separate Utility Room
- Stylish Bathroom
- 92 Years Remaining On Lease
- Service Charge £1,174.32 P.A.
- No Ground Rent
- Good Transport Links





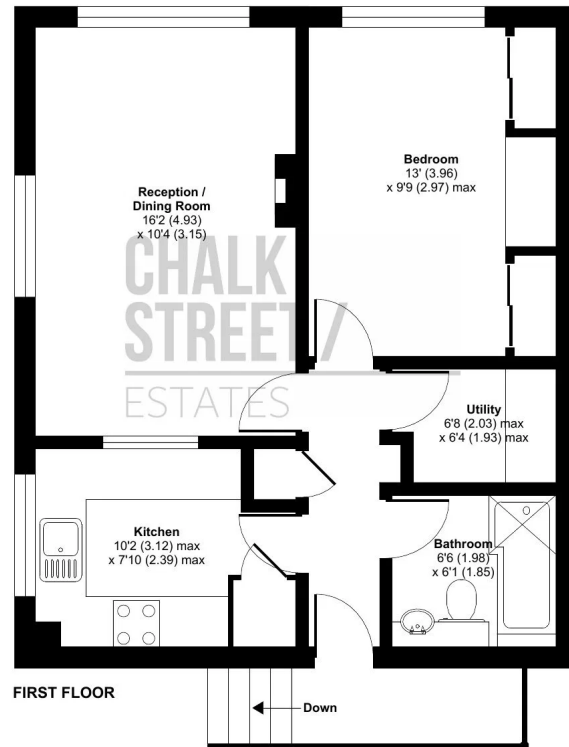




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Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Chalk Street Estates Limited. REF: 1340909



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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	

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