

Blenheim Court, Northolt Way, Hornchurch, RM12

Offers Over **£250,000**

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Ideally situated, just a short walk to Hornchurch country park and within close proximity to local shops, amenities and Hornchurch district line train station, is this well presented two bedroom flat that boasts a 100+ year lease.

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 24'7 x 12' 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 8'6 and provides access onto the balcony.

Completing the internal layout is the 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.

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.













- Two Bedroom Flat
- Well Presented Throughout
- Large Lounge / Dining Room
- Spacious Kitchen
- Modern Bathroom
- Patio Balcony Area
- Allocated Parking Space
- 100+ Years Remaining on Lease
- Ground Rent £110 P.A.
- Service Charge £905 P.A.

According to the vendor
Lease Length: 100+ years remaining.
Ground Rent: £110 P.A.
Service Charge: £905 P.A.

Heating: Typical unvented heating system with boiler, cylinder and tank located in the loft

Broadband: Broadband available, supplier understood to be Sky

Mobile Coverage: Very good mobile phone reception

Sewerage: Connected to the mains sewer network


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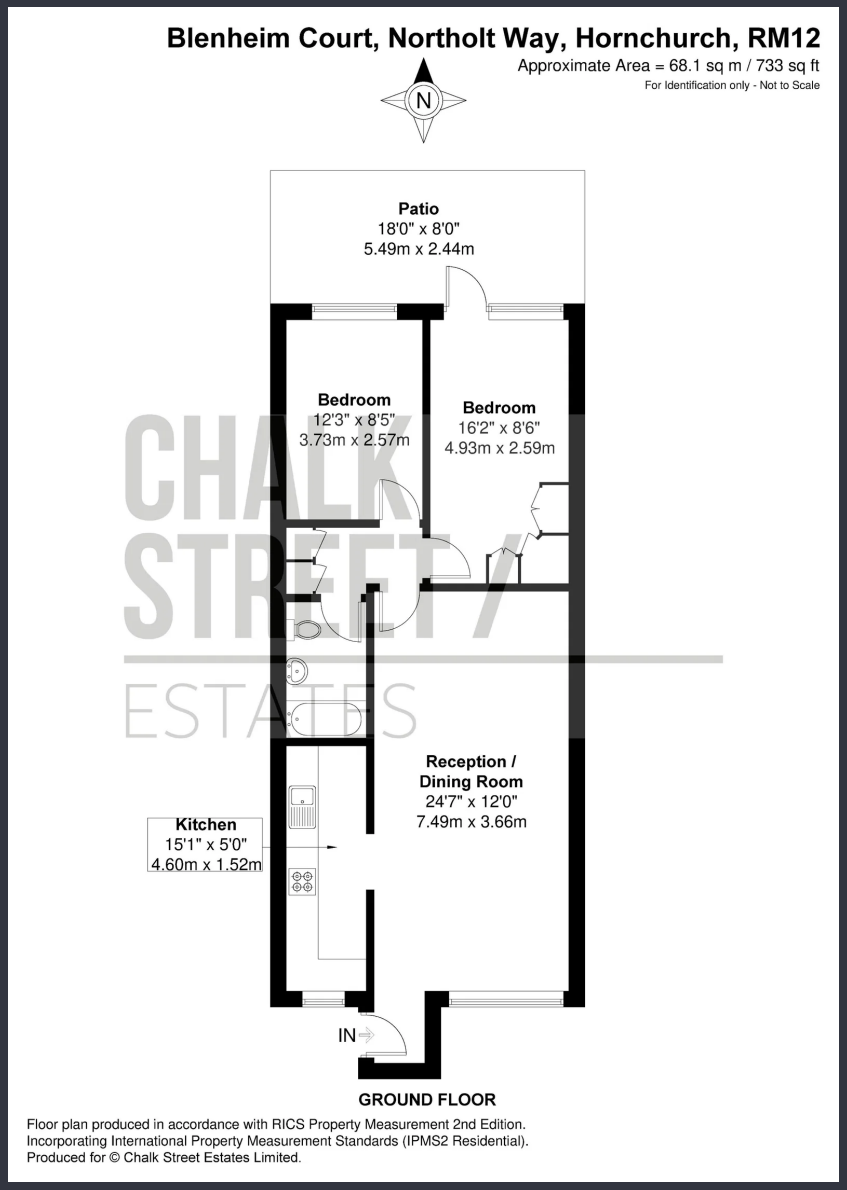

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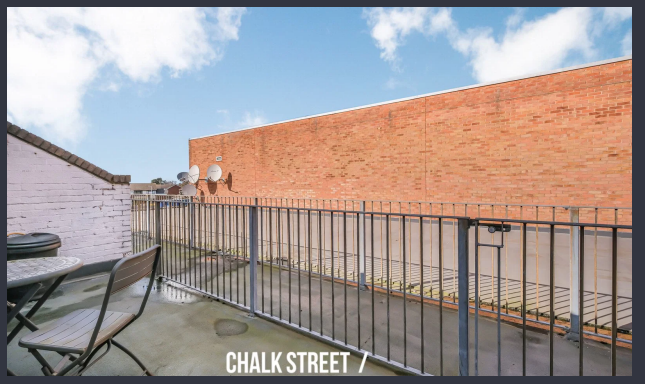

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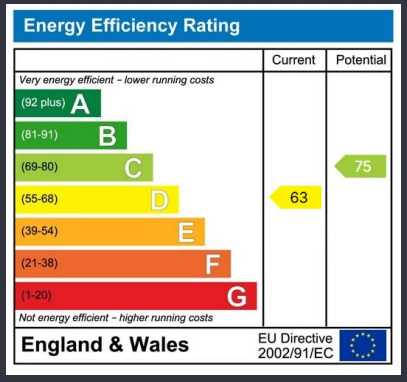

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