



CHALK STREET /

Menthone Place, Hornchurch, RM11

Offers Over £260,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Offered for sale with added advantage of no onward chain, situated within walking distance from Hornchurch Town Centre and just 0.1 Miles From Emerson Park Station, is this two bedroom duplex apartment extending to approximately 697 sq. ft. of living accommodation.

Upon entering the home, the upper ground floor opens into a central hallway with stairs rising to the first floor, with handy under stairs storage. From here, both the reception room and kitchen are accessed. The reception room measures 12'10" x 12'9" and provides a bright and comfortable living space with a square layout that accommodates both seating and dining areas.

The kitchen, positioned separately from the living space, measures 13'1" x 7'1" and offers a range of wall and base units with ample work surface area and appliances such as oven and hob with ample room for essential appliances. The layout is functional and well suited to everyday use.

To the first floor are two bedrooms. The principal bedroom is a generous double measuring 13'2" x 12'6", offering excellent proportions and natural light. The second bedroom, measuring 13'8" x 7'1", is also a well-sized room, suitable as a guest bedroom, home office or nursery. A family bathroom completes the internal accommodation.

Externally, the development benefits from communal grounds, allocated parking within the underground car park and a private storage facility.

Conveniently located for local amenities and transport links, this well-balanced duplex apartment presents a straightforward and appealing opportunity within a popular residential setting.

According to the vendor:
Lease: 149 years remaining
Ground Rent: £90 p.a.
Service Charge: £1,658 p.a.

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.

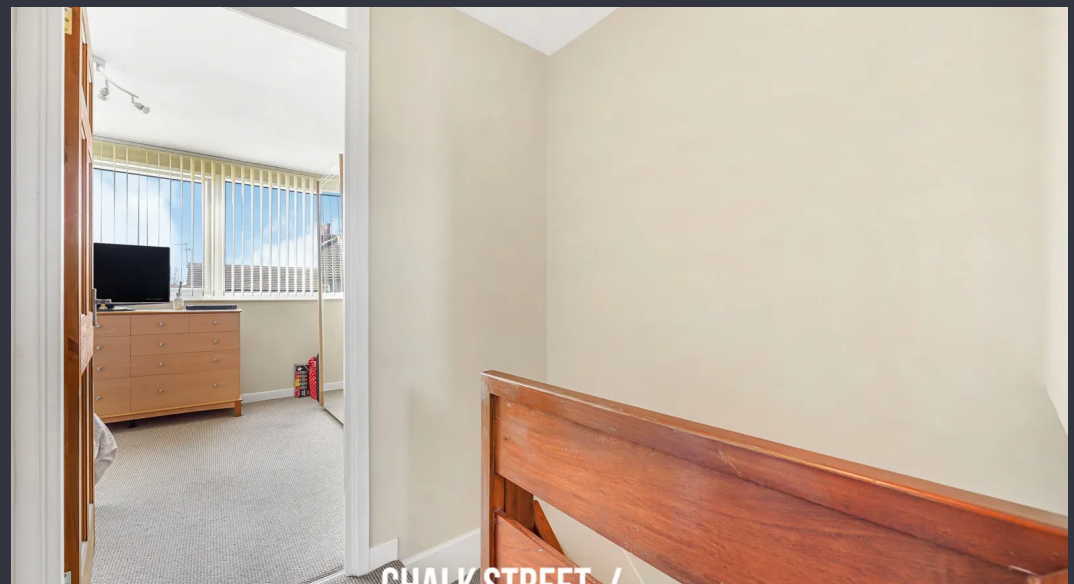
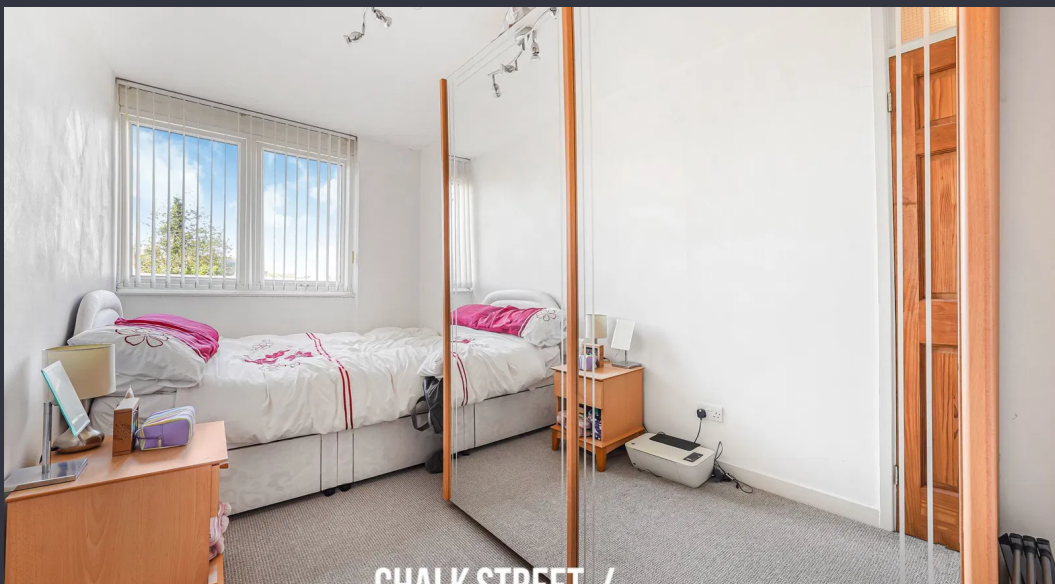
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





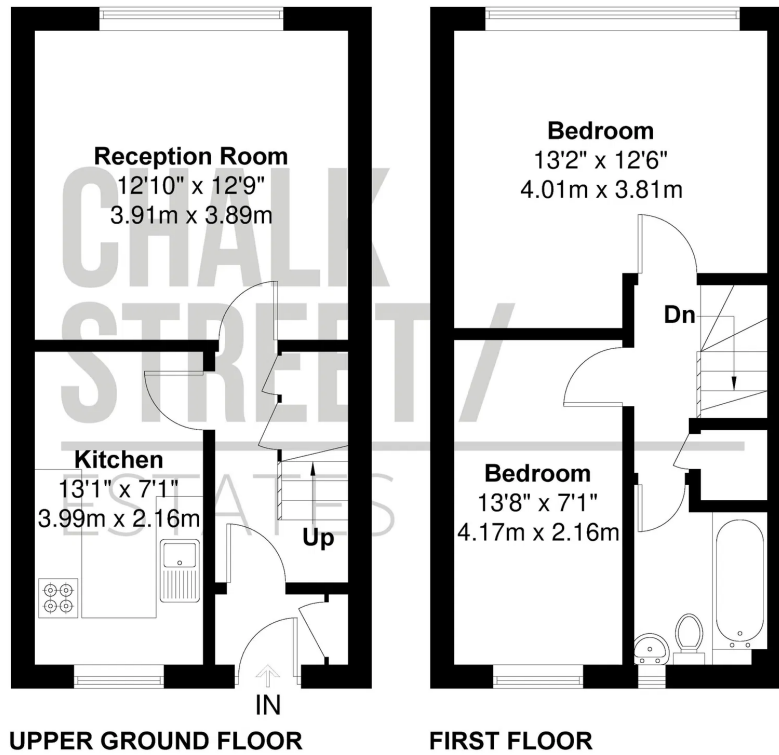
- No Onward Chain
- Two Bedroom Upper Ground Floor Duplex Apartment
- Ideal First Purchase
- Spacious Reception Room
- Allocated Parking Space With Visitors Parking
- 0.1 Miles From Emerson Park Station
- Walking Distance To Hornhurch Town Centre
- 149 Years Remaining on Lease
- Ground Rent £90 p.a.
- Service Charge £1,658 p.a.





Menthone Place, Hornchurch, RM11

Approximate Area = 64.8 sq m / 697 sq ft
For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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