



**CHALK STREET /**

**Station Lane, Hornchurch, RM12**

**£240,000**

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

Offered for sale with the added advantage of no onward chain and considered an ideal first purchase is this well-sized, 1 bedroom, first floor maisonette. It is conveniently located just a short stroll away from Hornchurch Station and Hornchurch Town Centre, boasting excellent transport links nearby.

Upon entering the home, via its own front door, you are welcomed into an entrance hallway with stairs rising to the first floor, where the landing provides access to all of the accommodation.

To the front of the property, there is a generously sized dining / reception room, providing ample space for a dining table and chairs with a feature fireplace in the centre of the room.

Adjacent from this, there is the fitted kitchen which provides ample wall and base units, worktop space and room for essential appliances.

Accessed off the landing, there is a spacious bedroom which can easily accommodate wardrobes.

The internal layout is completed by the bathroom, which features a shower, a separate bath and a sink, while the toilet is located in a separate adjoining room.

The property benefits from convenient loft space, ideal for additional storage.

Externally, on-street parking is available nearby subject to local parking restrictions.

We highly recommend a viewing to fully appreciate the potential this property has to offer.

According to the vendor:

Lease Length: 111 years remaining

Ground Rent: £250 p.a.

Service Charge: No regular service charge.

A small contribution towards buildings insurance is payable (approximately 50% of the premium, arranged by the freeholder).

Any major external works (such as roof or structural repairs) are shared 50/50 with the freeholder and agreed in advance. Costs are payable on an ad hoc basis.





- No Onward Chain
- One Bedroom
- First Floor Maisonette
- 833 Sq. Ft.
- Spacious Reception / Dining Room
- Separate Kitchen
- Loft Space
- Walking Distance From Hornchurch Station
- 0.6 Miles From Hornchurch Town Centre
- Excellent Transport Links

*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.*



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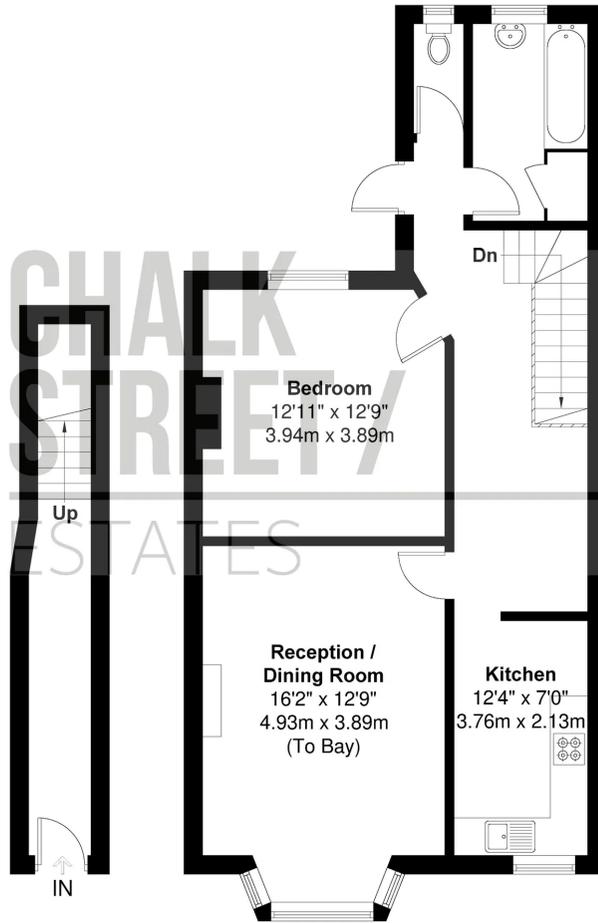
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Approximate Area = 77.4 sq m / 833 sq ft  
For Identification only - Not to Scale



GROUND FLOOR FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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