



Brendans Close, Hornchurch, RM11

Offers Over **£220,000**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Deemed an ideal first time purchase, this beautiful one-bedroom ground floor apartment is perfectly located within close proximity of Hornchurch Town Centre and offers an exceptional opportunity for those seeking a convenient starter home.

Upon entering the property, you are greeted with an entrance that leads through .

The spacious reception room is measures 14'7 x 10'7 and easily accommodates a table and chairs for dining purposes.

Opening onto the kitchen there are worktops to three sides, a breakfast bar, numerous wall and base units and space for essential appliances.

Accessed off the hallway, there is a well proportioned bedroom enjoying fitted wardrobes.

Completing the internal layout is the bathroom appointed with W/C, hand basin and bath with shower overhead.

Externally, the property enjoys access to the well maintained communal grounds whilst the apartment also benefits from its own garage en bloc.

Parking is available on a permit basis.

Viewing is highly recommended to appreciate what this home 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.





- Considered an Ideal First Purchase
- One Bedroom Ground Floor Apartment
- Spacious Reception Room
- Separate Kitchen
- Garage En Bloc
- 87 Years Remaining On Lease
- £250 P.A. Ground Rent & £400 P.A. Service Charge
- £75 Redecoration Fee Bi-Annually
- Walking Distance To Local Shops and Amenities
- Close Proximity To Hornchurch Town Centre

According to the vendor:

Lease Length: 87 Years Remaining.

Ground Rent: £250 P.A.

Service Charge: £400 P.A.

Bi-Annual Payment for Redecoration: £75

Heating: Electric heating

Broadband: Connected, supplier understood to be Virgin Media

Mobile Coverage: Vendor advises mobile reception is generally reliable, with no known signal issues

Sewerage: Mains sewer network



Brendans Close, Hornchurch, RM11 3UL

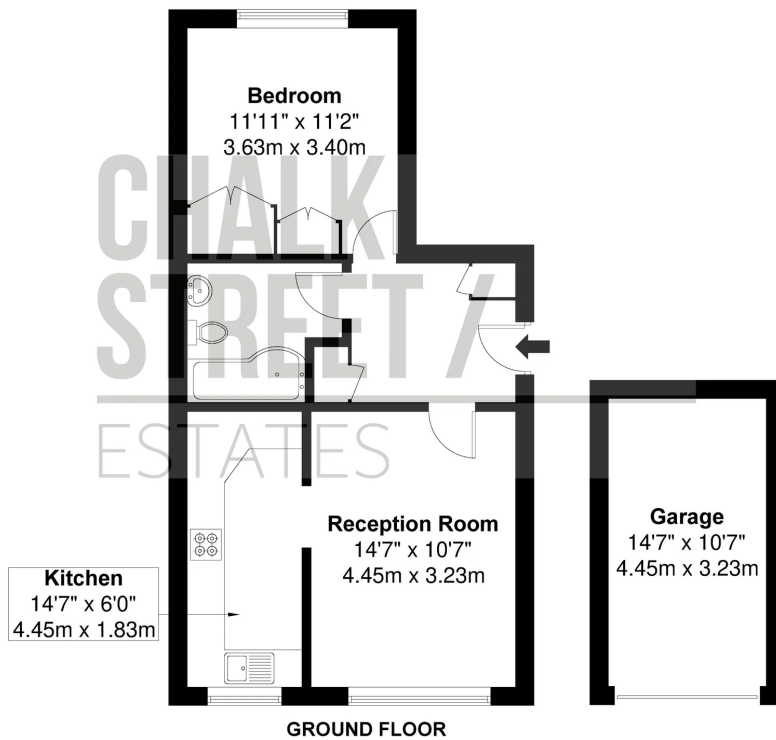


Approximate Area = 49 sq m / 529 sq ft

Garage = 11.8 sq m / 127 sq ft

Total = 60.8 sq m / 656 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		79
(55-68) D	59	
(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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