



CHALK STREET /

Pell Court, Hornchurch Road, Hornchurch, RM12

Offers Over **£230,000**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain is this well presented ground floor, one bedroom retirement apartment. Available exclusively for over 60's only, the property enjoys a large communal lounge, well-maintained communal gardens and parking via the gated carpark as well it is located within close proximity to local shops, amenities and excellent bus routes & just 0.9 miles from Emerson Park Station.

Upon entering the home, via the well-maintained communal area, you are welcomed with a large entrance hallway with access to most of the living accommodation and access to a large storage cupboard.

Positioned on the right of the home is the reception room, which measures 14'9 x 10'10 and provides adequate space for a dining table and chairs and is flooded with natural light. The room enjoys beautiful tones and carpet underfoot.

Accessed off the hallway, the kitchen comprises numerous wall and base units, worktops to three sides and room for essential appliances.

There is a generously sized bedroom which enjoys fitted wardrobes.

Completing the internal layout is the family bathroom which comprises W/C, handbasin, bathtub and separate shower cubicle.

Further benefits of the home include a large communal lounge for residents, a house manager in site 5 days a week, a 24 hour managed emergency built in system and well maintained communal grounds.

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
- Over 60's Retirement Apartment
- Ground Floor
- Well-Appointed Bathroom
- Parking Available
- 109 Years Remaining on Lease
- Ground Rent £345 p.a.
- Service Charge: £1,824.65 bi-annually (every six months)
- Close Proximity To Local Shops & Amenities

According to the vendor:

Lease Length: 109 Years Remaining.

Ground Rent: £345 P.A.

Service Charge: £1,824.65 bi-annually (every six months)

Heating: Gas-fired central heating

Broadband: Previously connected with BT

Mobile Coverage: Vendor advises mobile phone reception is good with no known signal issues

Sewerage: Mains drainage connected; no private drainage system

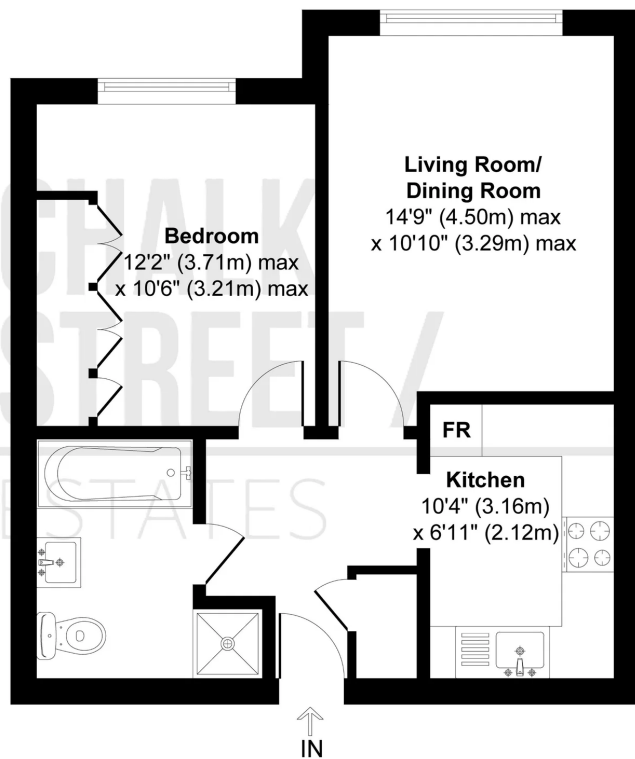




Hornchurch Road, Hornchurch RM12

Area = 45.54 sq m / 490 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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