



CHALK STREET /

**Warwick Close, Hornchurch, RM11
Guide Price £250,000 - £275,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situated within a quiet location and just a short stroll from outstanding local schools, is this 2 bedroom, ground floor apartment. The property benefits from a full 167-year lease, excellent transport links and a bus route into Hornchurch and Romford Town Centres.

Upon entering the property via the secure entry-phone system, you are greeted with a good sized welcoming hallway with access to all rooms.

At the rear of the property, is the spacious reception room which is decorated with a neutral palette, and has wooden flooring underfoot. The area also provides ample space for a dining table and chairs.

The well appointed fitted kitchen, comprises numerous above and below storage, ample worktop space and room for essential appliances.

Positioned on the opposite side of the property, also accessed off the hallway, are the 2 bedrooms. Each room is recently decorated with carpet flooring and ample wardrobe space.

Completing the accommodation is the stylish bathroom.

Externally, the property enjoys a pleasant outlook with plentiful green space, well maintained gardens, established shrubbery and numerous trees.

There is ample, free communal parking on a first come first served basis for both residents and guests, plus free secure cycle storage spaces available.

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 Bedrooms
- Ground Floor Apartment
- Spacious Reception Room
- Stylish Bathroom
- Communal Car Park / First Come First Serve
- Walking Distance To Popular Schools
- Excellent Transport Links
- 167 Years Remaining on Lease
- Ground Rent £250 p.a.
- Service Charge £2,281.68 p.a.

According to the vendor:
Lease Length: 167 Years Remaining.

Ground Rent: £250 p.a.

Service Charge: £2,281.68 p.a.

Heating: Electric heating throughout the property, connected to mains electricity.

Broadband: The property is currently connected to broadband with Three. Vendor advises there have been no issues with the service.

Mobile Coverage: Vendor advises mobile phone reception is reliable.

Accessibility: Vendor advises the property benefits from step-free access and widened doorways. Purchasers requiring specific accessibility features should confirm themselves as to whether the property meets their individual requirements.

Sewerage: Mains drainage understood, with no private drainage system advised.

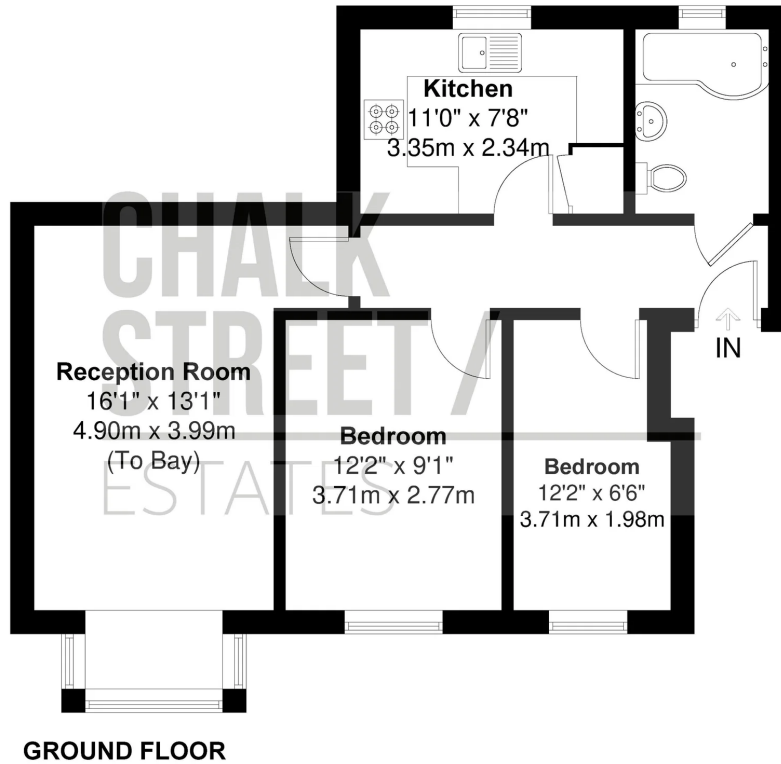






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Approximate Area = 55.3 sq m / 595 sq ft
For Identification only - Not to Scale



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		78	82
(55-68) D			
(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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