



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, suitably located within walking distance from Hornchurch Town Centre and just 0.1 Miles From Emerson Park Station, is this two bedroom upper ground floor apartment amassing to approximately 701 sq. ft. of living accommodation.

Upon entering the home, via the enclosed porch, you are welcomed into the spacious reception / kitchen.

The kitchen / reception / dining room measures an impressive 265 x 12' and provides a bright and comfortable living space with a square layout that accommodates both seating and dining areas. The kitchen, comprises a range of wall and base units with ample quartz work surface area and room for essential appliances.

Positioned off such is the hallway with access to the remainder of the property, The principal bedroom is a generous double measuring 13'9 x 12'5, offering excellent proportions and natural light. The second bedroom, measuring 13'6 x 6'9", 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: £1,650 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 Apartment
- Ideal First Purchase
- Allocated Parking Space With Visitors Parking
- 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 £1,650 p.a.









CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



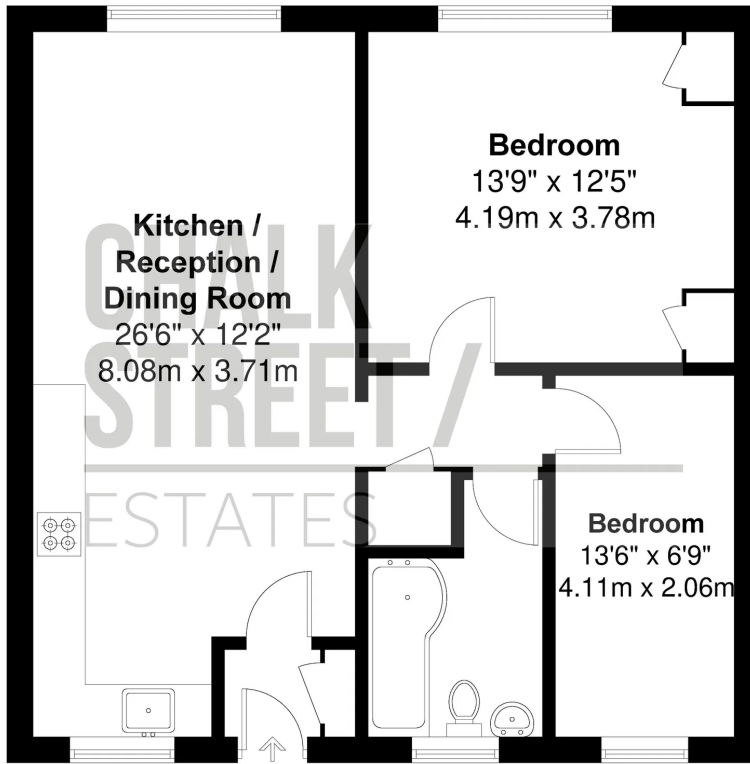
CHALK STREET /
ESTATES



CHALK STREET /
ESTATES

Menthone Place, Hornchurch, RM1

Approximate Area = 65.2 sq m / 701 sq ft
For Identification only - Not to Scale



UPPER GROUND 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		65
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/