


Chaucer Road, Heaton Grange, Romford, RM3

***Guide Price £280,000 - £300,000***

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

Offering approximately 745 sq. ft. of internal accommodation, this well-presented two-bedroom first-floor maisonette is situated in Heaton Grange, Romford. Featuring a spacious lounge / diner, modern kitchen, two well-proportioned bedrooms and a rear garden with two large storage sheds. With approximately 120 years remaining on the lease, the service charge is approximately £915.60 per annum and the ground rent is £10 per annum.

Upon entering the home, you are greeted by a private entrance and stairs leading to a central hallway, which provides access to all rooms.

The reception / dining room measures 14'8 x 14'8 at its maximum dimensions. Drawing an abundance of natural light from two windows, this generously proportioned reception room provides ample space for both living and dining furniture.

The kitchen measures 11'9 x 9'11 and comprises a range of contemporary wall and base units, laminate worktops and tiled splashbacks. Integrated appliances include an oven, hob, dishwasher and washing machine. The vendor has also advised that additional electrical capacity has been installed to support the higher wattage required by the self-cleaning oven.

The principal bedroom measures 14'8 x 10'8 at its maximum dimensions and is a generous double room, benefiting from built-in storage.

Bedroom two measures 11'0 x 10'6 at its maximum dimensions and is another well-proportioned room, also featuring useful built-in storage.

Completing the internal accommodation is the family bathroom, comprising a panelled bath with shower attachment, wash hand basin and low-level W/C, complemented by tiled walls.

Further features include a recent boiler and a ventilation system.

Externally, the property benefits from a rear garden with two large outdoor storage sheds, together with secure gated side access. Parking is available on-street.

**According to the vendor:**

Lease Length: 120 Years Remaining

Ground Rent: £10 p.a.

Service Charge: £915.60 p.a approximately

The vendor has advised that the council intends to replace the roof at a future date, although no date has presently been set. The associated cost is expected to be divided between the four linked flats.


















- Two Bedrooms
- First Floor Maisonette
- Approximately 745 Sq. Ft. Of Internal Accommodation
- 14'8 Reception / Dining Room
- Spacious Kitchen
- Rear Garden With Two Large Storage Sheds
- On Street Parking
- 120 Years Remainig on Lease
- Ground Rent £10
- Service Charge £916.30 approx.

Although there is a loft, the vendor advises that restrictions within the lease prevent the space from being legally used.

Heating: Gas

Broadband: Connected, supplier is Sky

Mobile Coverage: Good, with no known signal issues

Sewerage: Connected to the main sewer

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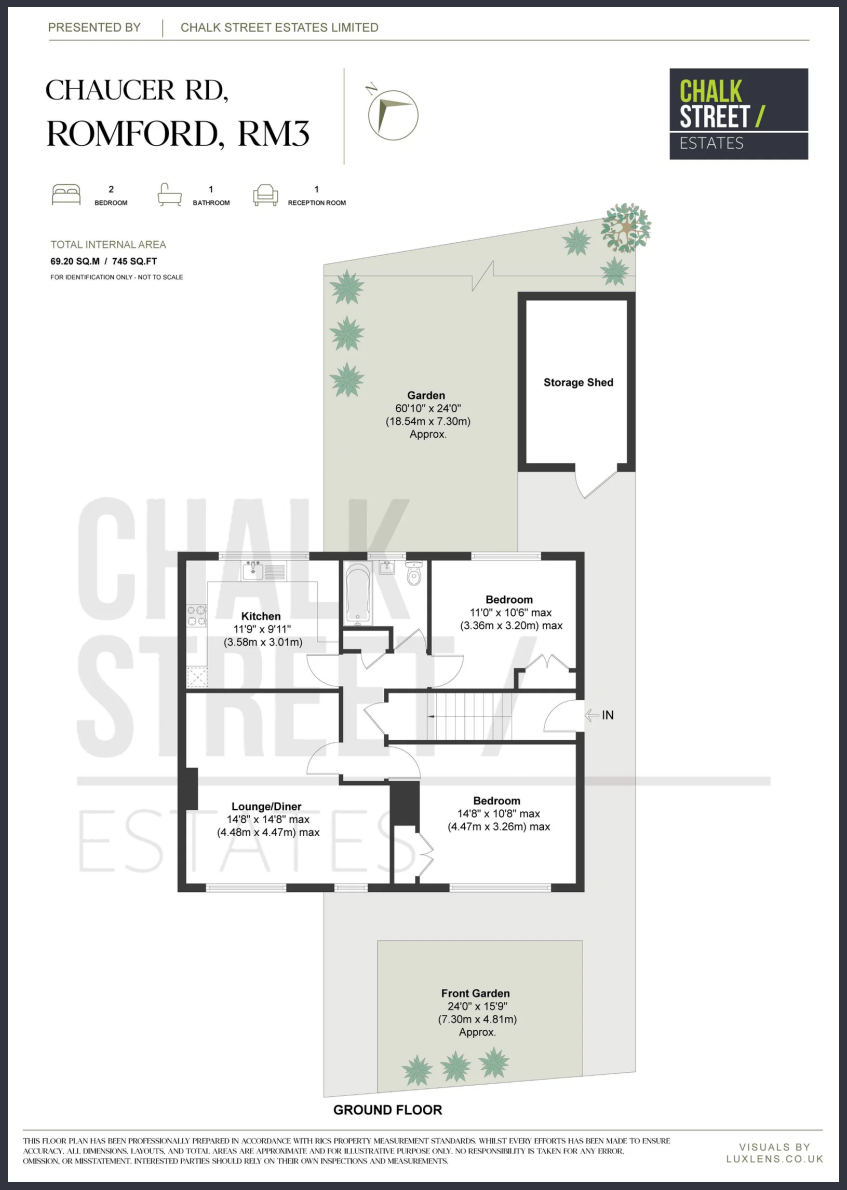



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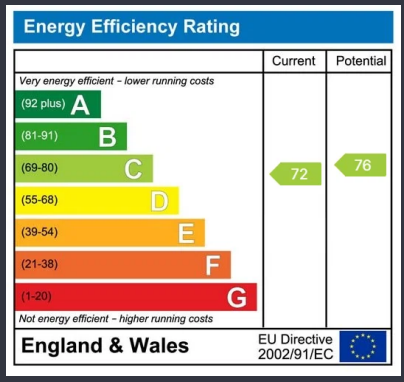

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