

Latimer Drive, Hornchurch, RM12

Offers Over **£250,000**

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

Offered for sale with the added benefit of no onward chain is this well-presented ground floor, two-bedroom apartment. Ideally suited to first-time buyers, the property is conveniently located within close proximity to Hornchurch Station, providing excellent transport links for commuters, including Hornchurch Underground Station and several bus routes from the Town Centre.

Upon entering the property via the secure entry phone system, you are welcomed by an entrance hallway which provides access to all principal rooms, including the reception room, both bedrooms and the family bathroom.

The spacious reception / dining room measures an impressive 14'1 x 14'1, offering ample space for both living and dining furniture. The reception room leads through to the kitchen, which is fitted with a range of wall and base storage units, complemented by work surfaces extending across three sides. There is also space for essential appliances, offering a practical and functional space.

The master bedroom is accessed directly from the hallway and measures 12'1 x 9'9, offering comfortable accommodation with space for bedroom furniture and additional storage. The second bedroom is situated adjacently and is also well proportioned, making it ideal for use as an additional bedroom, home office or for another purpose to suit the new owner's requirements.

Completing the internal layout is a well-appointed bathroom, conveniently positioned off the entrance hallway.

Externally, residential parking is available, adding further convenience for residents.

Early viewing is highly recommended to fully appreciate the accommodation on offer and the convenient location which make this an excellent opportunity for first-time buyers and those looking to secure a well-located apartment close to local amenities and transport links.

According to the vendor:

Lease Length: 91 years remaining

Ground Rent: £100 p.a.

Service Charge: £1,599 p.a.

Heating: Electric

Broadband: Broadband available, supplier understood to be BT

Mobile Coverage: Good mobile phone reception

Sewerage: Connected to the mains sewer network













- No Onward Chain
- Two Bedroom Ground Floor Apartment
- Well Presented Throughout
- Generous Reception / Dining Room
- Seperate Kitchen
- Well Appointed Bathroom
- Ample Parking Available
- 91 Years Remaining On Lease
- Ground Rent £100 p.a.
- Service Charge £1,599 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.





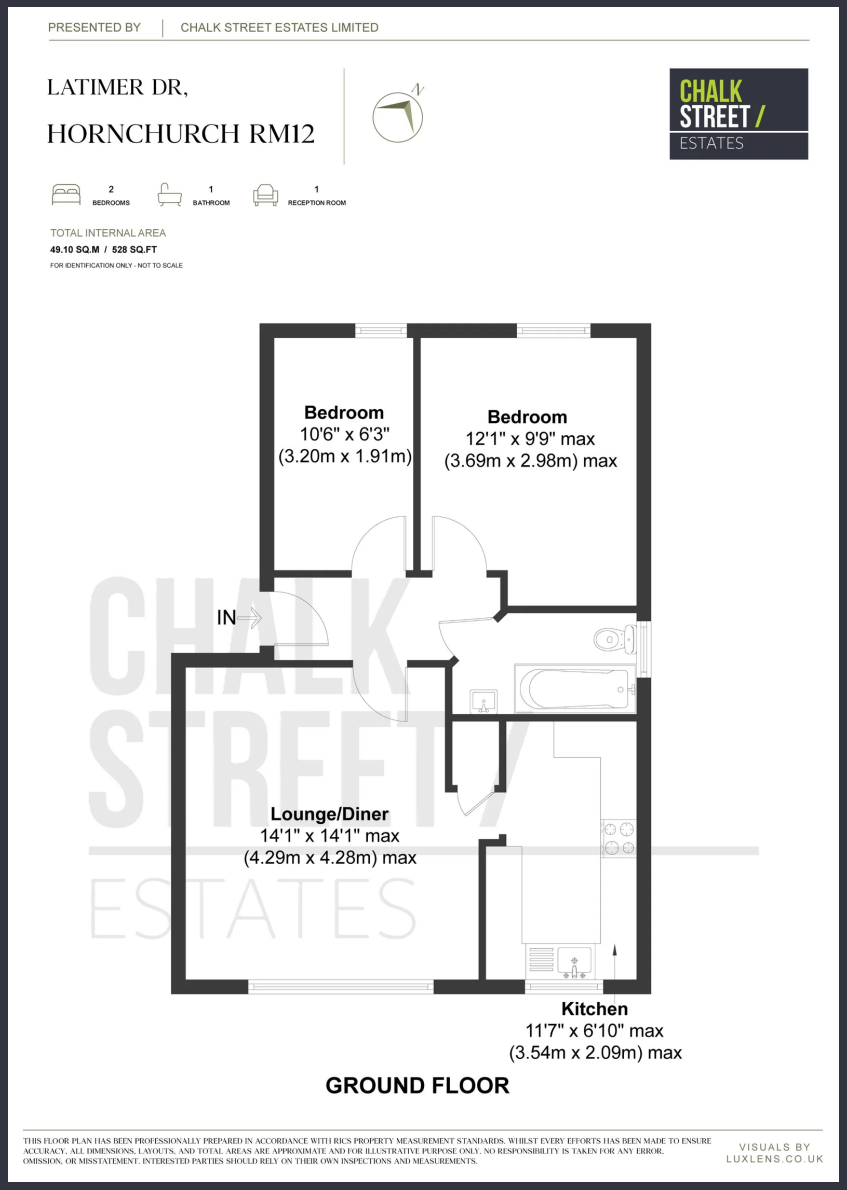



CHALK STREET /
ESTATES


CHALK STREET /
ESTATES

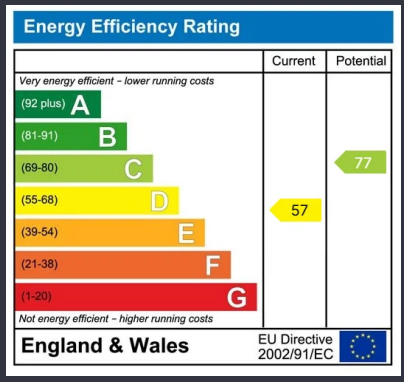

CHALK STREET /
ESTATES


CHALK STREET /
ESTATES









Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/