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## PRIORY COURT, ROMFORD, GREATER LONDON

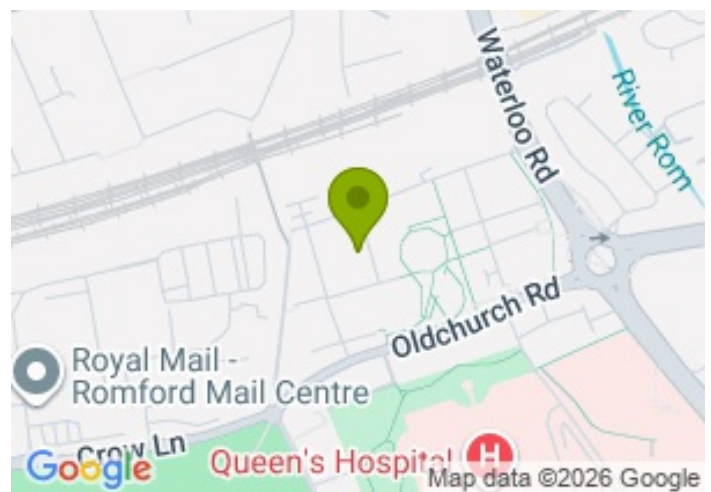
£295,000.00



FOR SALE



- Two double bedrooms
- Private terrace
- Secure underground parking
- Open-plan kitchen area
- Chain free
- Communal rooftop terrace
- Secure development
- Excellent transport links



## Property Description

We are delighted to present this beautifully appointed two-bedroom ground-floor apartment, ideally situated within the secure Priory Court development.

Upon entering the property, you are welcomed by a long entrance hallway thoughtfully separating the rooms, complete with an abundance of built-in storage spaces. Leading off the hallway is a spacious open-plan kitchen and living area, creating a bright space ideal for everyday living. The modern kitchen seamlessly flows into the reception area, while large doors open directly onto an impressive private terrace.

The property features two generously sized double bedrooms, both benefiting from excellent proportions and an abundance of natural light through double-glazed windows. A contemporary large bathroom completes the home, finished to a modern standard.

Further benefits include secure private parking and a communal rooftop terrace.

The development is situated close to Queen's Hospital, making it convenient for residents and healthcare professionals working in the area. It is also home to the prestigious Concordia Academy and benefits from proximity to Jubilee Park, for excellent recreational facilities for residents.

For commuters, Romford Rail Station is conveniently situated just 0.4 miles away, providing fast and direct connections into Central London and beyond via the rail lines and Elizabeth lines.

The property is currently tenanted but can also be offered with vacant possession. Please, contact GHE for more information.

Service charge: Approximately £3409 per annum

Length of lease: Approximately 239 years remaining

Ground rent: £350 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

## Viewing

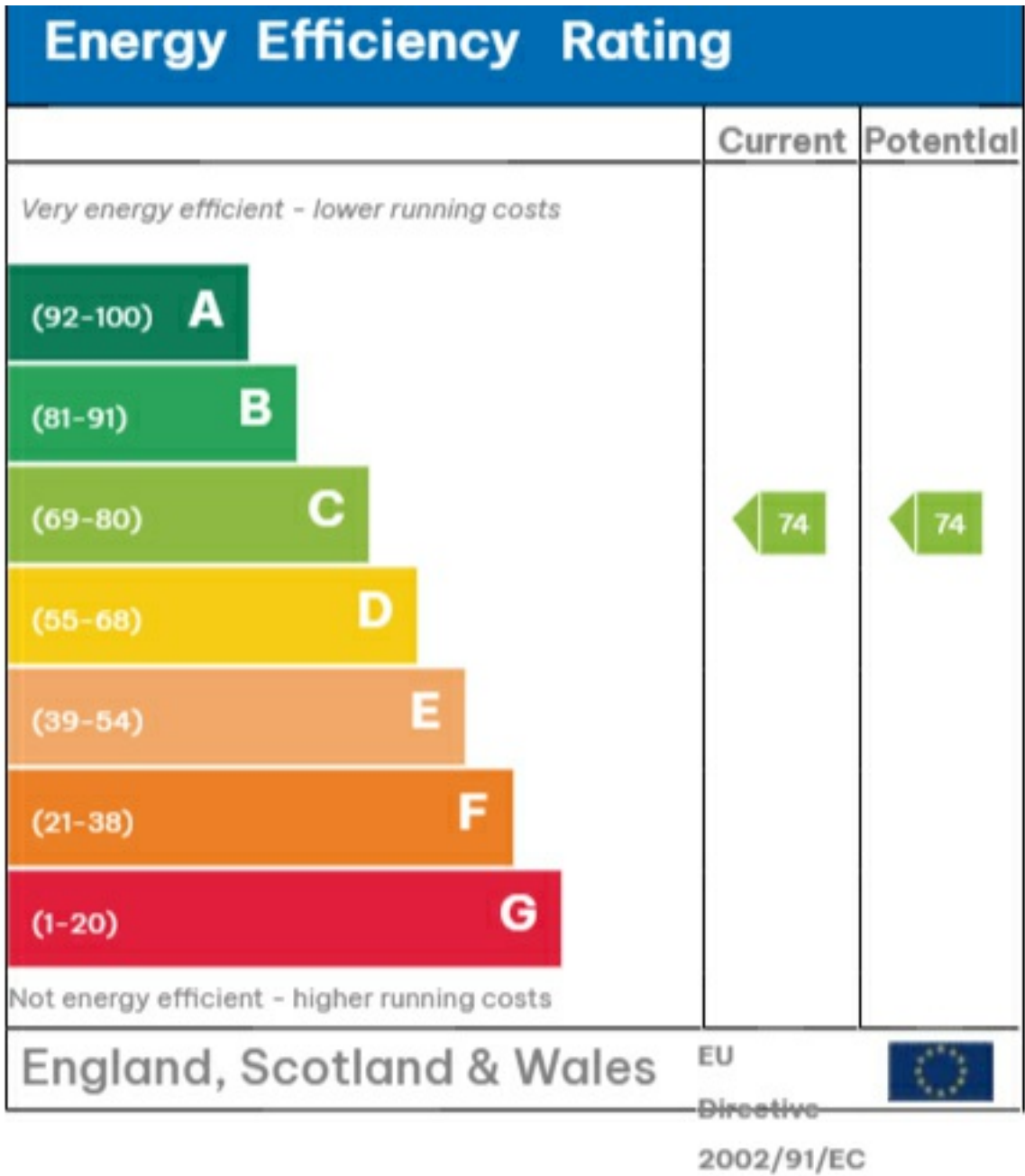
Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or

changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

# EPC







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