



KEYS & LEE
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Viewing
strictly by appointment with Keys & Lee
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1 Collier Row Road
Romford
Essex
RM5 3MP
www.keysandlee.co.uk

Opening Hours
Mon-Fri: 9am – 6pm
Sat: 9am – 4pm

Hitchman House,
Collier Row, Romford

Offers in Excess of £250,000
Leasehold



Have you been looking for a TWO bedroom apartment that you can move straight into? Then this spacious home could be the answer. Offered with NO ONWARD CHAIN, this second floor apartment with an open plan kitchen/living area is an ideal first time purchase or buy-to-let investment.

- Lounge: 11'2 x 10'5
- Kitchen/Breakfast Room: 14'8 x 9'2
- Bathroom/WC
- 2 Allocated Parking Spaces
- Bedroom 1: 11'10 x 11'1
- Bedroom 2: 11'1 x 7'4
- Communal Gardens
- NO ONWARD CHAIN

Directions:
Proceed from Collier Row town centre into Collier Row Road, turn left next to KFC and Hitchman House will be in front of you.

Information:
To Be Advised
Council Tax Band -

WOOD ENTRANCE DOOR leading to hallway with laminated wood floor, radiator, door to deep storage cupboard, doors to bedrooms and bathroom, loft access point

BEDROOM 1: 11' 10" x 11' 1" (3.61m x 3.38m) with double glazed window to front, radiator, space for wardrobes

BEDROOM 2: 11' 1" x 7' 4" (3.38m x 2.24m) with double glazed window to front, radiator, space for wardrobes

BATHROOM/WC: with suite comprising panelled bath and mixer tap with shower attachment, pedestal hand wash basin, low level flush WC, part tiled walls, radiator

KITCHEN/BREAKFAST ROOM: 14' 8" x 9' 2" (4.47m x 2.79m) enjoying a range of eye level cupboards with worktops cupboards and drawers under, 4 ring gas hob with under oven/grill and extractor canopy above, plumbing for washing machine, space for fridge/freezer, wall mounted gas central heating boiler, open plan to lounge

LOUNGE: 11' 2" x 10' 5" (3.4m x 3.18m) with double glazed window to front, radiator, TV aerial connection, laminated wood floor

COMMUNAL GARDENS: well maintained by management company

PARKING: two allocated parking spaces

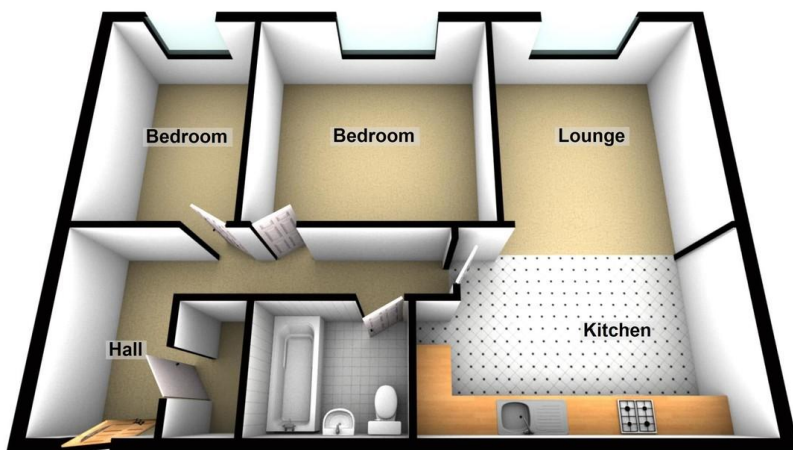
UNEXPIRED LEASE: 166 years (to be confirmed)

SERVICE CHARGES: £130 per month (approx.)

GROUND RENT: £0 - There isn't any ground rent to pay with this property (to be confirmed)



Second Floor



The information in these property particulars should be referred to as a general guide to the property. Whilst every care has been taken in the preparation, no representation is made nor responsibility accepted for the whole or any part. All photographs, measurements and floorplans are given as a guide only and should not be relied upon for the purchase of fixture or fittings. Lease details, ground rent, service charges and council tax are given as a guide only and should be verified by a solicitor prior to exchange of contracts. Keys & Lee have not tested any services, appliances or facilities. Purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.