



Calder Court, ROMFORD

£297,500

Payne & Co are pleased to offer for sale this second-floor, purpose-built flat, offering two bedrooms and two bathrooms. One bedroom comes with an en-suite, while the other features a convenient jack and jill bathroom. The property boasts an open-plan kitchen that seamlessly integrates with the living room area, creating an inviting social space. A reception room with a charming Juliet balcony adds to the attractive features of this flat. Well-located, with excellent public transport links and local amenities nearby. It offers a secure allocated parking space via secure gates, marking it as an excellent choice for first-time buyers or buy-to-let investors. The current lease is 125 years from 1st July 2006, we understand from the sellers that the ground rent is £175.00 per year and the service charge is £2,426.35 per year. Please call our sales team for an appointment to view today!

- SECOND FLOOR FLAT
- TWO BEDROOMS
- TWO BATHROOMS
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

Via communal door to communal hall, stairs to second floor, own front door to hallway.

HALLWAY

Radiator, telephone entry system.

LOUNGE/KITCHEN

Double glazed window to side, double glazed doors to Juliet balcony, radiators, range of eye and base units with rolled top worktops, tiled splashbacks, electric oven and hob, extractor hood, stainless steel sink with mixer tap, recess for washing machine.



BEDROOM ONE

Double glazed window to side, radiator.



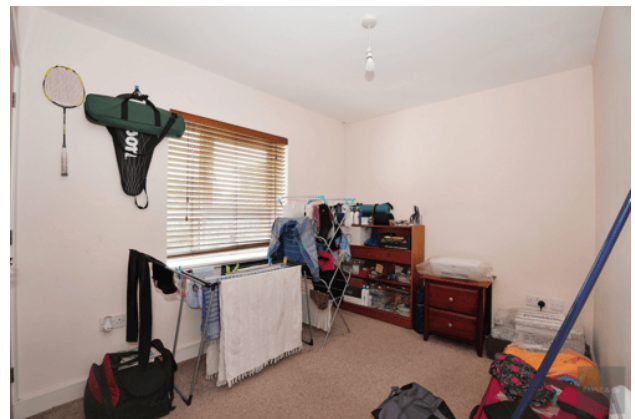
EN-SUITE SHOWER/WC

Part tiled walls, low flush WC, pedestal basin with mixer tap, enclosed shower cubicle, storage cupboard.



BEDROOM TWO

Double glazed window to side, fitted wardrobe, door to bathroom/WC.



BATHROOM/WC

Double glazed opaque window to side, part tiled walls, low flush WC, pedestal basin with mixer tap, panelled bath with shower attachment and screen.

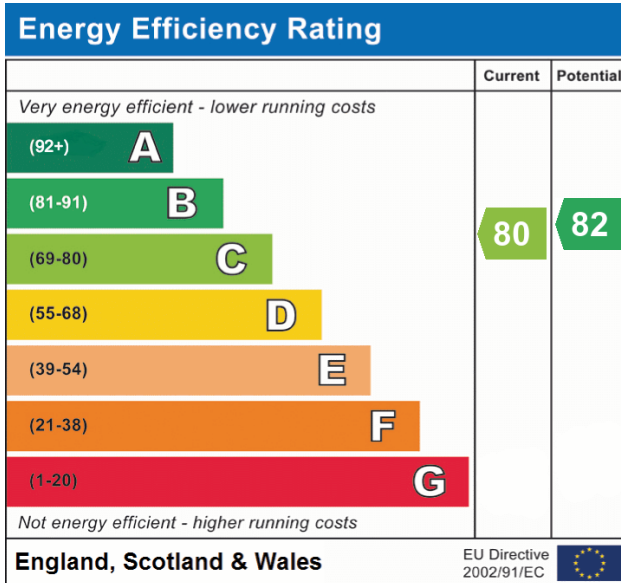


PARKING

Allocated parking space via secure gates.

AGENTS NOTE

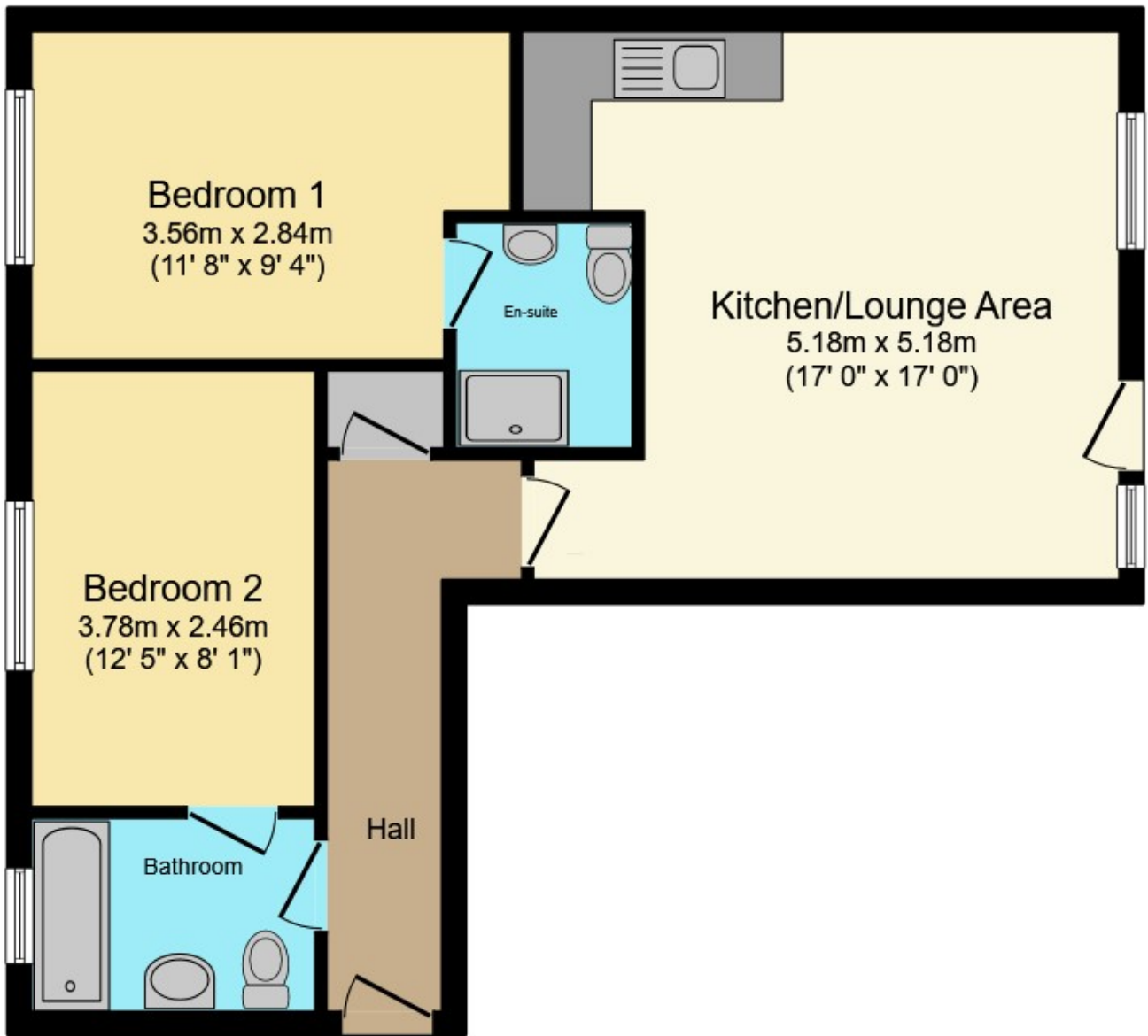
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**What's Next?**

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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