

£320,000 Leasehold

Ingre House, 37 Dunningford Close, Hornchurch, London RM12 5DH



- First Floor
- Dual Aspect Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Approx. 675 Sqft Gross Internal Area
- Open Plan Kitchen
- Corner Balcony
- Walking Distance to Elm Park Station

GENERAL DESCRIPTION

A well-presented flat on the first floor of this modern development. The property has a spacious, dual-aspect reception room with attractive flooring and a door that leads out onto a corner balcony. The open-plan kitchen features smart, walnut-style units. There is a main bedroom with fitted, mirror-fronted wardrobe (deeper than it appears due to recessed wall) plus a second bedroom, a bathroom with mosaic detailing and a pair of hallway storage/utility cupboards. Well insulated walls, modern double glazing and gas central heating make for a very good energy efficiency rating. Ingre House is close to a range of parks and gardens including Bretons Outdoor Recreation Centre, Eastbrookend Country Park, Hacton Meadows and Chase Nature Reserve. The flat comes with use of an allocated parking space and is also within comfortable walking distance, or a brief bus/bike ride, of Elm Park Station (District Line).

Tenure: Leasehold (125 years less 3 days from 01/08/2012).

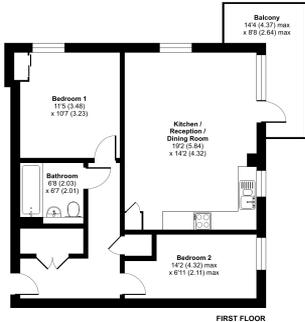
Service Charge: £212.42 per month (subject to annual review).

Council Tax: Band C, London Borough of Havering.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

Dunningford Close, Hornchurch, RM12
Approximate Area = 675 sq ft / 62.7 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves, SEP 19/2023. Produced for Urban Moves, SEP 19/2023.

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bedroom 2
14' 2" max. x 6' 11" max. (4.32m x 2.11m)

Bathroom
6' 8" max. x 6' 7" max. (2.03m x 2.01m)

Bedroom 1
11' 5" x 10' 7" (3.48m x 3.23m)

Reception
19' 2" x 14' 2" (5.84m x 4.32m)

Kitchen
included in reception measurement

Balcony
14' 4" max. x 8' 8" max. (4.37m x 2.64m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.