



**Grantham Gardens  
Romford  
Greater London  
RM6 6HH**

**Offers In Excess Of £199,000**

**bettermove**

# Grantham Gardens

## Romford

Bettermove are proud to present this 2 bedroom maisonette in London available with no forward chain/welcoming cash buyers only.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout.

The council tax band is B.

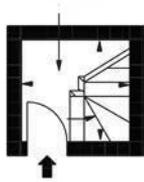
This is a leasehold property with 99 years on the lease from 1976; the ground rent is £70pa and the service charge is approximately £250pcm.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Romford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A12, Chadwell Heath station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

# FLOORPLAN



Lower Floor

Upper Floor

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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