

DURDEN & HUNT

INTERNATIONAL



Florence Close, Hornchurch RM12

Offers Over £325,000

- Ground Floor Maisonette
- Two Bedrooms
- Excellent Transport Links
- Good Sized Living Room
- Family Bathroom
- Kitchen
- Private Garden

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

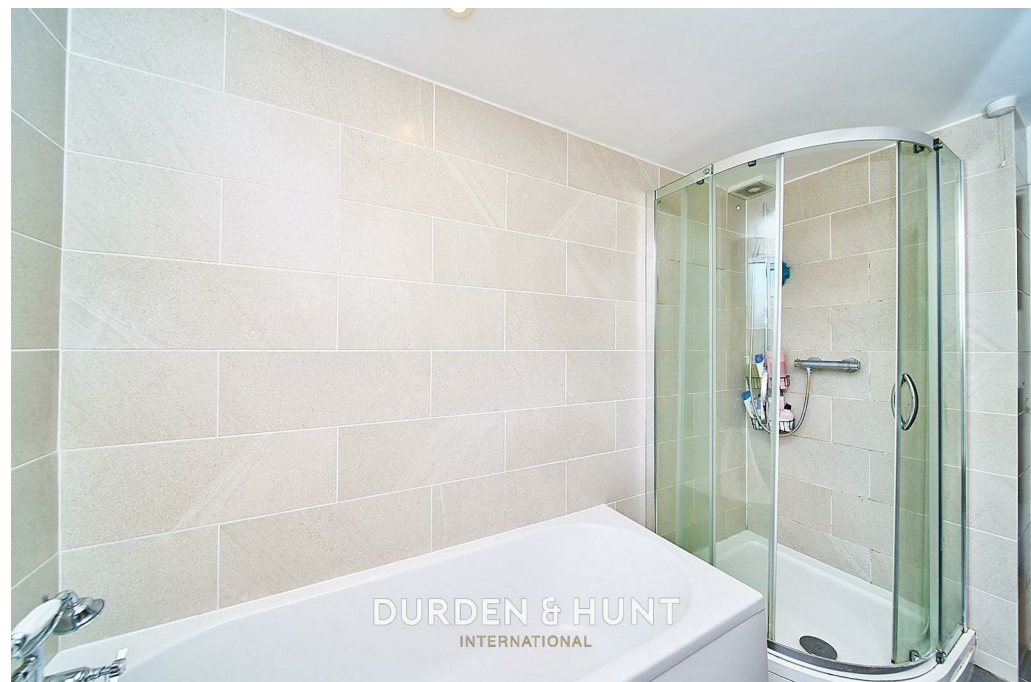
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Florence Close, Hornchurch RM12

Ground Floor Maisonette - Good Sized Living Room - Kitchen - Two Bedrooms - Family Bathroom - Private Garden - Excellent Transport Links



Council Tax Band: C



Durden and Hunt welcome to the market this exceptional two bedroom ground floor maisonette in Hornchurch.

Internally this property offers a good sized living room, fitted kitchen, two well proportioned bedrooms and a family bathroom.

Externally this property benefits from a private garden with patio area.

Ideally Located Close to local shops, schools and amenities as well as excellent transport links including A127, A12, M25 and Hornchurch train station.

Tenure: Leasehold

Lease Term: 999

Years Remaining: 934

Ground Rent: £100

Council Tax Band: C

Consumer Protection from Unfair Trading Regulations 2008.

Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

Any mention of planning potential or planning permission is based on the

current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

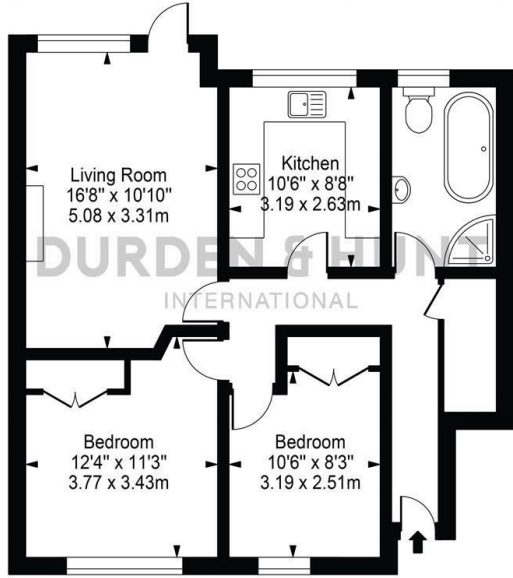
On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.



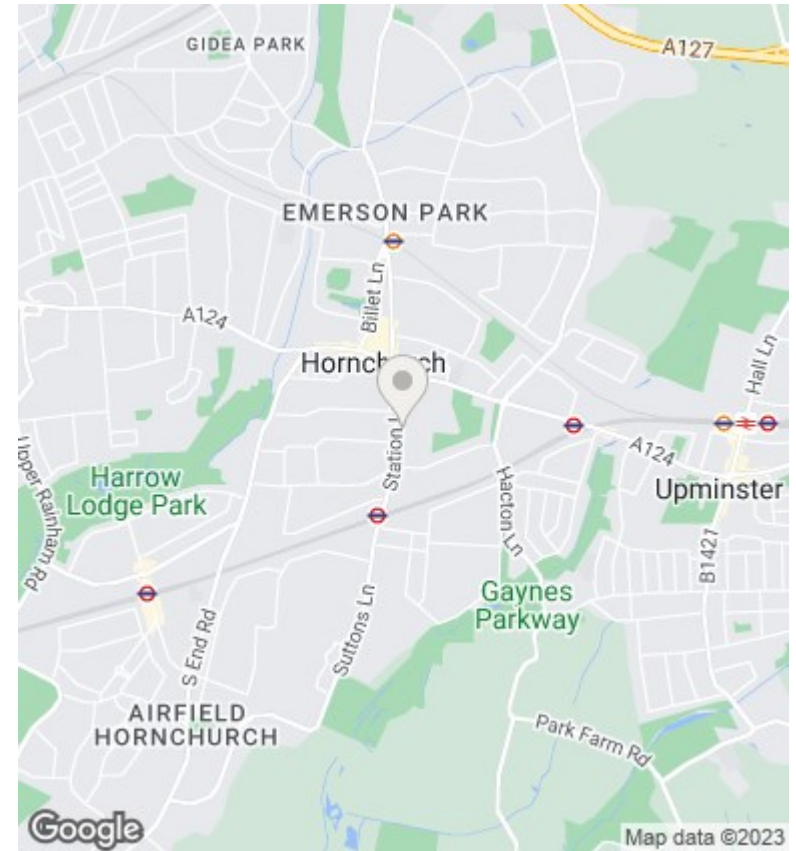


Florence Close
 Approx. Gross Internal Area 692 Sq Ft - 64.31 Sq M



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	