

DURDEN & HUNT

INTERNATIONAL



Safflower Lane, Romford RM3

Offers Over £280,000

- Chain Free
- Private Balcony
- Bedroom With Fitted Wardrobes
- Modern Development
- Allocated Parking
- Contemporary Bathroom
- Excellent Transport Links
- Open Plan Kitchen, Living And Dining Room
- Storage

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

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Safflower Lane, Romford RM3

Chain Free - Modern Development - Excellent Transport Links - Private Balcony - Allocated Parking - Open Plan Kitchen, Living And Dining Room - Bedroom With Fitted Wardrobes - Contemporary Bathroom - Storage



Council Tax Band: C



Durden and Hunt welcome to the market this exceptional one bedroom apartment in Harold Wood, offered chain free.

Internally this modern property offers a spacious, kitchen, dining and living room which opens onto a private balcony.

The property further benefits from a double bedroom, with fitted wardrobes, and a contemporary bathroom. The spacious hallway offers additional storage.

Externally this property offers one allocated parking space, alongside visitor parking.

Ideally located close to local shops, schools and amenities it has excellent transport links including A12, A127 and Harold Wood Elizabeth Line with direct access to Liverpool Street station.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

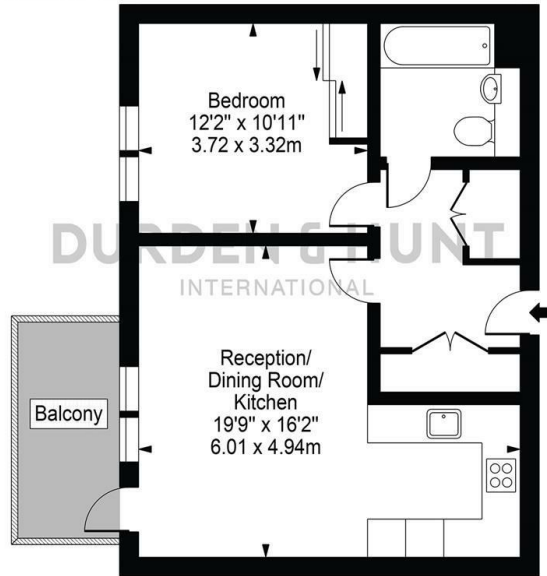
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. 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. 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 distances.

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

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

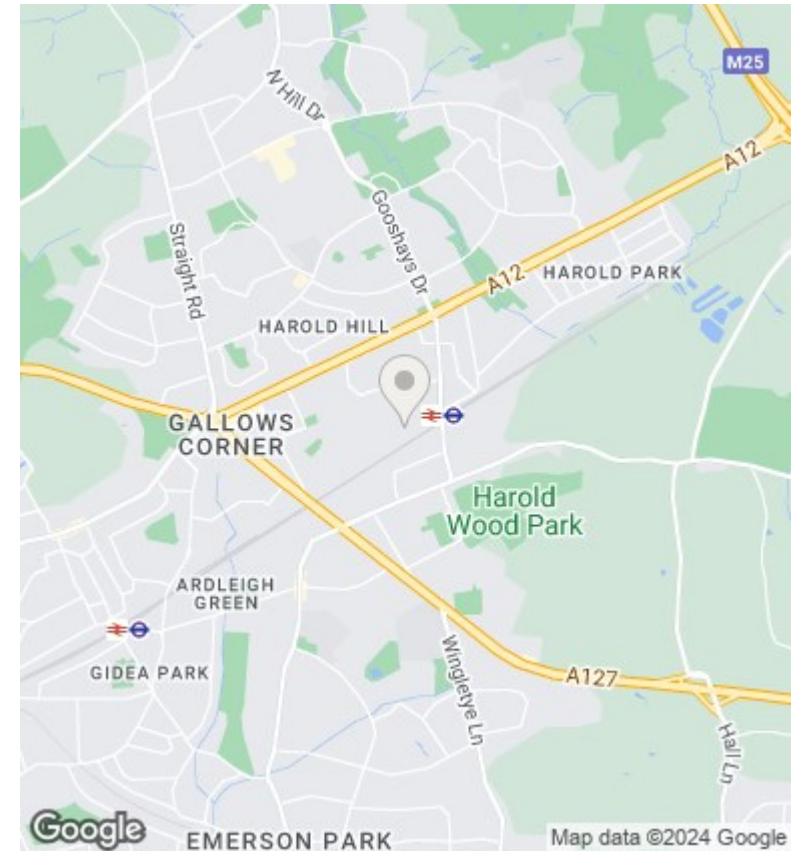
Primula Court,
Safflower Lane
Approx. Gross Internal Area 539 Sq Ft - 50.12 Sq M



Third 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		83	83
(69-80) C			
(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	