



Seymour Place, North Street, Hornchurch

Guide Price £325,000

NO ONWARD CHAIN | Leasehold

CHAIN FREE*

GUIDE PRICE £325,000 - £350,000

Delaney's are pleased to offer this two bedroom first floor apartment, which is situated within walking distance to Hornchurch town center. The property benefits from two double bedrooms one with en-suite, fitted bathroom, large living area and separate kitchen. Whilst externally offers an allocated parking space for one vehicle and communal grounds. The property is also conveniently located for Emerson Park station providing easy access into London Liverpool Street or Fenchurch Street.

Council Tax Band: Band C (London Borough of Havering)

Tenure: Leasehold (110 years)

Ground Rent: £120 per year

Service Charge: £1,000 per year

Details provided are to the best of our knowledge, and are subject to change

Entrance

Allocated parking, security communal door entrance leading to stairs to first floor front door.

Hall

Radiator, built-in cupboard and doors to:

Bedroom 1

l: 11' x w: 10' (l: 3.35m x w: 3.05m)

Double glazed window, radiator, fitted wardrobes and door to ensuite.

En-suite

l: 8' 6" x w: 4' (l: 2.59m x w: 1.22m)

Double glazed window to rear, shower, low level WC, wash hand basin with taps over, heated towel rail and tiled floor.

Bedroom 2

l: 10' 9" x w: 7' 8" (l: 3.28m x w: 2.34m)

Double glazed window to rear and radiator.

Bathroom

l: 7' 10" x w: 6' 1" (l: 2.39m x w: 1.85m)

Panelled bath with mixer taps, low level WC, pedestal sink with taps over, heated towel rail, and tiled floor.

Lounge

l: 16' 4" x w: 10' 8" (l: 4.98m x w: 3.25m)

Double glazed window front, radiators and door to kitchen.

Kitchen

l: 9' 8" x w: 7" (l: 2.95m x w: 0.18m)

Double glazed window to front, singlebowl drainer sink unit, a range of wall and base units with roll top work surfaces, integrated oven and hob, extractor fan, space for appliances and tiling to floor.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers to Palmers Solicitors and AVRillo: Conveyancing Solicitors. It is your decision whether you choose to deal with any of these companies. Should you decide to use an of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per transaction.



FIRST FLOOR
 APPROX. FLOOR
 AREA 725 SQ. FT.
 (67.40 SQ. M)

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.40 SQ.M.)
 Measurements are approximate. Not to Scale. Illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.