



## Buttercup House, 1 Brick Keiln Road

**£275,000**

CHAIN FREE TWO BED GROUND FLOOR APARTMENT | Leasehold **SSTC**

## NO ONWARD CHAIN!

Delaneys are pleased to offer this very modern 2 bedroom ground floor flat in Romford. The property benefits from Double Glazing, Gas Central Heating, Car Parking Space and En-suite to Master Bedroom.

Council Tax Band: B (London Borough of Havering)

Tenure: Leasehold (140 years)

Ground Rent: £250 per year

Service Charge: £1,000 per year

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

### **Entrance**

Communal buzzer entry door leading to own double glazed front door and hall.

### **Hall**

Radiator, wood effect flooring and doors to:

### **Bedroom 1**

14ft 8 x 11ft 1

Double glazed window to front, radiator, door to en-suite.

### **En-suite**

6ft 9 x 4ft 2

Separate shower cubicle, low level WC, pedestal sink with mixer tap over.

### **Bathroom**

6ft 9 x 5ft 7

Obscured double glazed window to front, panel bath with mixer tap over, pedestal sink with mixer tap over, low level WC and heated towel rail.

### **Bedroom 2**

10ft 7 x 10ft 3

Double glazed window to front and radiator.

### **Kitchen/lounge**

20ft 2 x 12ft 6

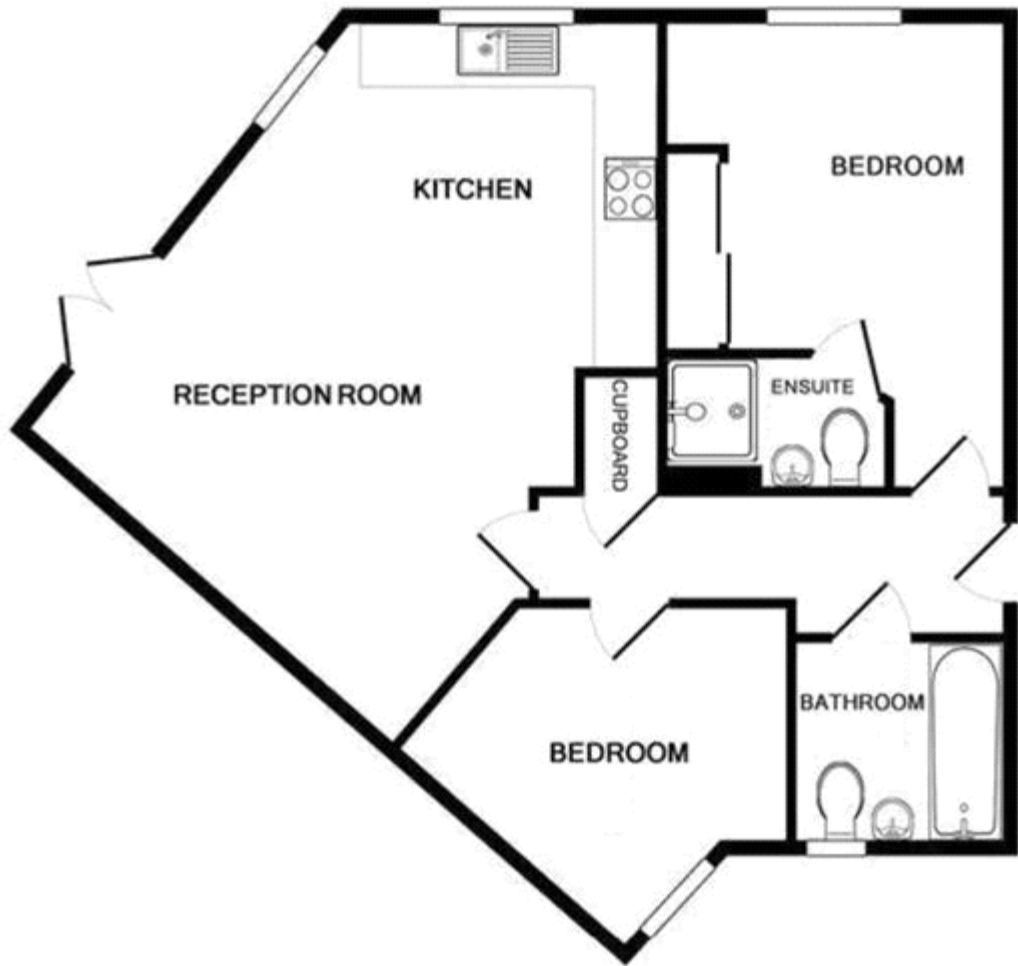
Double glazed window to rear, wall units along two walls, work surfaces along two walls with fitted units under, space for domestic appliances, integrated electric oven, four ring gas hob, one and a half bowl sink drainer with mixer tap over, double glazed double doors leading out to patio area, radiator and wood effect flooring.

### **Parking**

Allocated parking space.



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.



GROUND FLOOR



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92-100) <b>A</b>                           |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>82</b> | <b>82</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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.