



Naunton Way, Hornchurch, RM12
Offers Over £210,000

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Located within easy walking distance of Hornchurch District Line Station and a range of local amenities, this well-presented one-bedroom ground-floor apartment would make an ideal first-time purchase or investment opportunity. Recently renovated to a high standard, the property is finished with contemporary decor throughout and enjoys a bright and airy feel.

The spacious reception room provides a comfortable and versatile living space, with ample room for a dining table.

The adjoining modern fitted kitchen features worktops to two sides, a good range of storage, and a selection of integrated appliances, including a fridge/freezer, washing machine, hob, and extractor. The kitchen offers a practical layout with a sleek and contemporary finish.

The generously sized double bedroom measures approximately 12'2" x 10'7" and is tastefully decorated, with fitted wardrobes providing useful additional storage.

Completing the accommodation is a modern family bathroom.

Externally, residents benefit from first-come, first-served parking, with ample spaces available.

Viewing is highly recommended to fully appreciate the quality, space and convenient location this excellent apartment has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





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- No Onward Chain
- One Double Bedroom
- Ground Floor Apartment
- Spacious Kitchen
- Modern Bathroom
- Close Proximity To Hornchurch Town Centre
- Walking Distance To Hornchurch District Line Station
- 91 Years Remaining on Lease
- Ground Rent £180 P.A.
- Service Charge £1599 P.A.

According to the vendor

Lease Length: 91 years remaining

Ground Rent: £180 p.a.

Service Charge: £1,599 p.a.

Heating: Economy 7 storage heaters. Gas is piped into the flat and the heating system could be converted to gas if desired.

Broadband: Currently connected, with the supplier understood to be Planet.

Mobile Coverage: Vendor advises that mobile coverage is great.

Sewerage: The property is connected to the mains sewer system.



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NAUNTON WAY

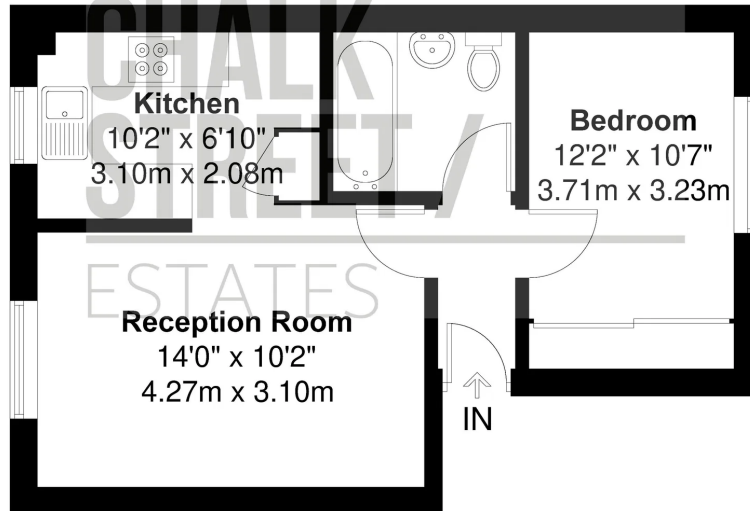
HORNCHURCH, RM12


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1 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

TOTAL INTERNAL AREA
33.8 SQ M / 363 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WE HAVE MADE EVERY EFFORTS TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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