

Asking Price £260,000 Leasehold

2 Bedroom, Apartment - Retirement

26, Rose Court Dolphin Approach, Romford, Greater London, RM1 3AW

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Rose Court

Rose Court is a beautiful development comprising of 49 retirement apartments that is ideally located for all Romford has to offer. There is an Asda Superstore directly opposite the development with the High Street, Liberty Shopping Centre, restaurants and cafes a short walk away.

There are a number of parks and recreational areas offering beautiful open spaces as well as the River Rom, which is perfect for an afternoon stroll.

Romford offers many travelling options connecting to London and the surrounding areas by train and bus. The closest train station is Romford Station which offers Underground and Over-ground services. Romford Station is only 1 mile from Rose Court.

The House Manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the House Manager.

Rose Court has been designed with safety and security at the forefront, the Apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Rose Court is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Rose Court requires any resident to be over the age of 60.







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Property Overview

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY

This delightful two bedroom apartment offers spacious accommodation and is presented in very good order throughout. Offered with vacant possession and no onward chain this property is ready for the new owner to make it their own.

The Living Room is generous in size and offers plenty of space for living and dining room furniture. A large window fills the room with natural light.

The Kitchen is accessed via the living room with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4-ring electric hob, a fridge /freezer. A window allows for light and ventilation.

Bedroom one is a good-size double with ample fitted wardrobes and shelving. French doors lead to a private balcony, while also providing lots of natural light.

Bedroom two is another good-sized room that could also be used as a study space or hobby room.

The Shower Room offers a large shower with handrail, a heated towel rail, a WC and wash hand basin with vanity unit beneath along with mirrored storage cabinet.

Call us today to book your viewing!





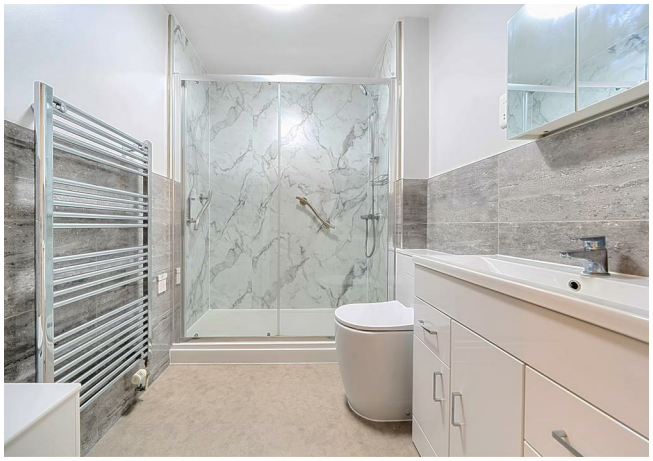


Features

- Two bedroom second floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- House Manager available 5 days a week
- Owners' Lounge and conservatory
- 24 hour Careline system for safety and security
- Lift to all floors
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st December 2026)
£3,664.51 per annum.

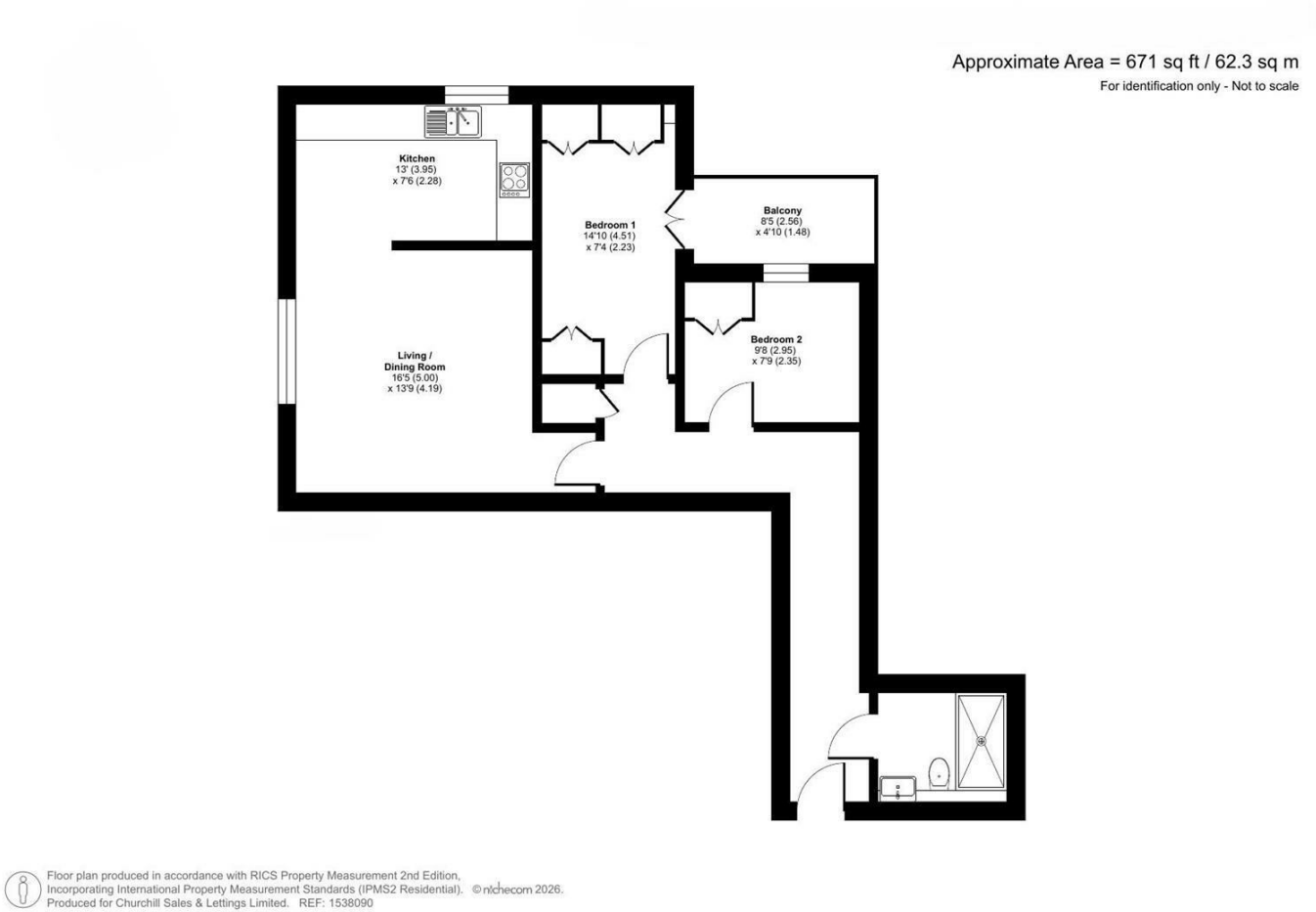
Ground Rent collected by Holdmanor Limited

Council Tax: Band D

125 year Lease Commencing 2010

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: B

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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