



## WATERMANS, JUNCTION ROAD, ROMFORD

One Bedroom Ground Floor Retirement Flat | Close to Romford Town Centre |  
Close to Western Road Medical Centre | Communal Parking | Communal Lounge  
| Guest Suite Available Via Prior Reservation | Recently Re-Fitted Shower Room  
W.C. | Lounge | Kitchen | No Onward Chain |

**£165,000** Leasehold | 1 bedroom apartment for sale



**SSTC**

CHARLES STRATTON  
ESTATE AGENTS





**Council Tax Band: B**  
**Tenure: Leasehold (64 years)**  
**Ground Rent: £100 per year**  
**Service Charge: £3,124 per year**

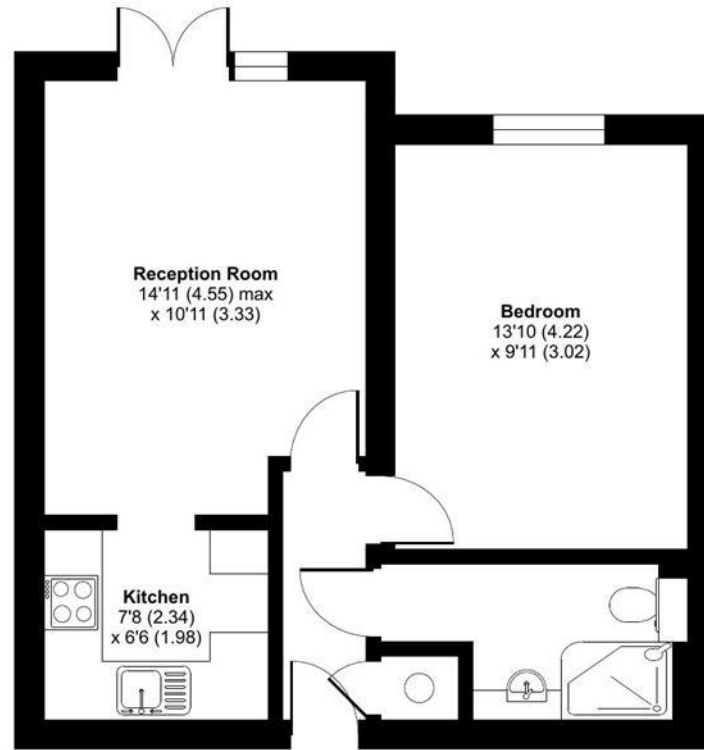




# Junction Road, Romford, RM1

Approximate Area = 455 sq ft / 42.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2023. Produced for Charles Stratton Estates Ltd. REF: 1002175

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

**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.  
**England & Wales** EU Directive 2002/91/EC  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
 Charles Stratton Estates Ltd

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.