



FLAT , THE MALTINGS, SOUTH STREET, ROMFORD

One Bedroom 2nd (Top) Floor Apartment | Walking Distance to Romford Railway Station and Town Centre | Allocated Parking Space | Ideal Investment or First Time Purchase Property | Security Entryphone System | No Onward Chain |

Guide Price £220,000 Leasehold | 1 bedroom apartment for sale

SSTC

CHARLES STRATTON
ESTATE AGENTS



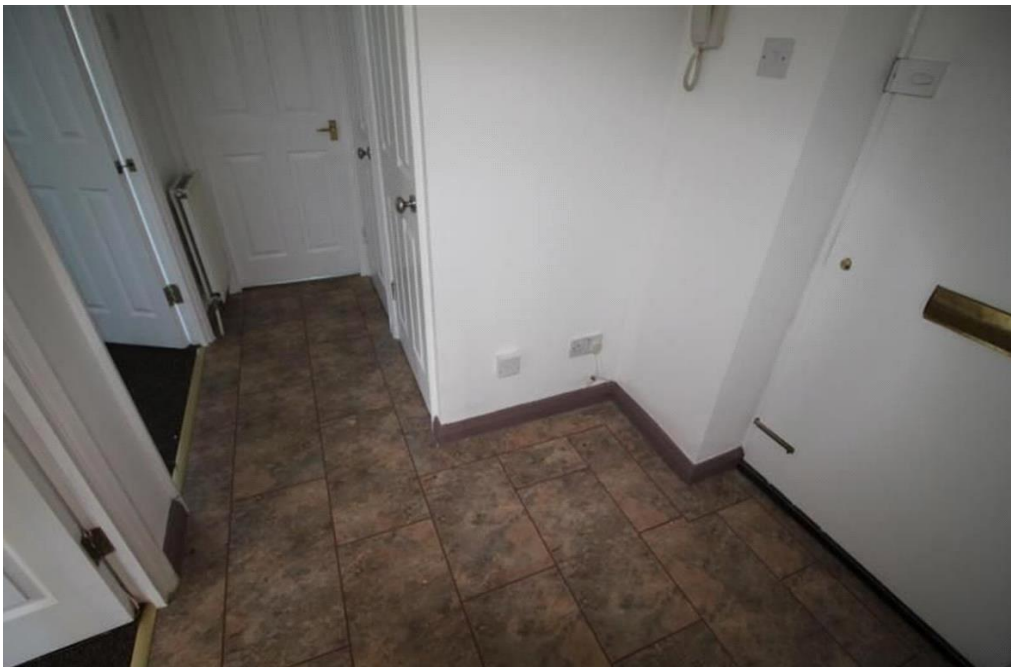
Council Tax Band: DELETED
Tenure: Leasehold (77 years)
Ground Rent: £250 per year
Service Charge: £1,500 per year

Bedroom 1 w: 3.3m x l: 3.4m

Lounge w: 3.4m x l: 5.2m

Kitchen w: 1.8m x l: 3.2m

Bathroom W.C. w: 1.7m x l: 2.13m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	73		73
England & Wales EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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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.