

## FLAT, AZALEA LODGE, ST. CLEMENTS AVENUE, ROMFORD

One Bedroom First Floor Apartment | Gated Parking | Security Entryphone System | Open Plan Living Room and Kitchen | Short Walking Distance to Harold Wood Crossrail Elizabeth Line Railway Station | Ideal First Time Or Investment Purchase | Full Details To Follow |



**£275,000** Leasehold | 1 bedroom apartment for sale



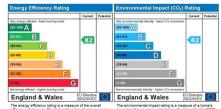


Council Tax Band: C Tenure: Leasehold (110 years) Ground Rent: £250 per year Service Charge: £1,600 per year



Viewing by appointment only Charles Stratton Estates Ltd 192 Main Road, Gidea Park, Romford RM2 5HA Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

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.



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 joint of the environment in terms of carbon dioxide (CO2 efficient the home is and the joint of the environment in terms of carbon dioxide (CO2 efficient the home is and the joint of the environment in terms of carbon dioxide (CO2 efficient the home is and the joint of the environment in terms of carbon dioxide (CO2 efficient the home is and the joint of the environment in terms of carbon dioxide (CO2 efficient the home is and the joint of the environment in terms of carbon dioxide (CO2 efficient the home is and the joint of the environment in terms of the environment in terms of the environment in terms of the point of the point of the environment in terms of the environment in terms of the point of the environment in terms of the environment in terms of the point of the point of the environment in terms of the point of the environment in terms of the point of the point of the environment in terms of the point of t