



## BRACKLEY HOUSE, PETERSFIELD AVENUE, ROMFORD

**\*\* NO ONWARD CHAIN \*\*\* One Bedroom Top Floor Flat | Lounge |  
Kitchen/Breakfast Room | Bathroom W.C. | Gas Central Heating | Double Glazing |  
Balcony | Approximately 1 Mile from Harold Wood Station | Close to Local Shops  
and Amenities | Close to Local Bus Routes |**

Leasehold | 1 bedroom flat for sale

CHARLES STRATTON  
ESTATE AGENTS

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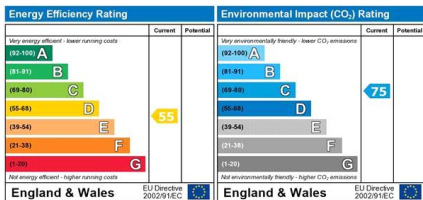
One bedroom purpose built flat situated in a convenient location for Petersfield Avenue's local shops and amenities, local bus routes and being approximately one mile from Harold Wood's Crossrail Elizabeth Line Railway Station.

Communal stairway ascends to the second floor with a front door which opens to the Entrance Hall with doors leading to the Bedroom, Bathroom, Lounge and Kitchen/Breakfast Room.

These properties are always popular with both First Time Buyers and Investors, so we urge a viewing at your earliest opportunity so as not to be disappointed.

Tenure: Leasehold (91 years)  
Ground Rent: £10 per year  
Service Charge: £1,502.96 per year





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 (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.