



ARC COURT, MAXWELL ROAD, ROMFORD

One Bedroom Top Floor Apartment | Open Plan Living Room and Kitchen |
Bedroom | Bathroom | Security Entry Phone System | Close To Romford
Crossrail Elizabeth Line Railway Station | Close To Romford Town Centre | Ideal
First Time Purchase Or Investment Property |

Leasehold | 1 bedroom flat for sale

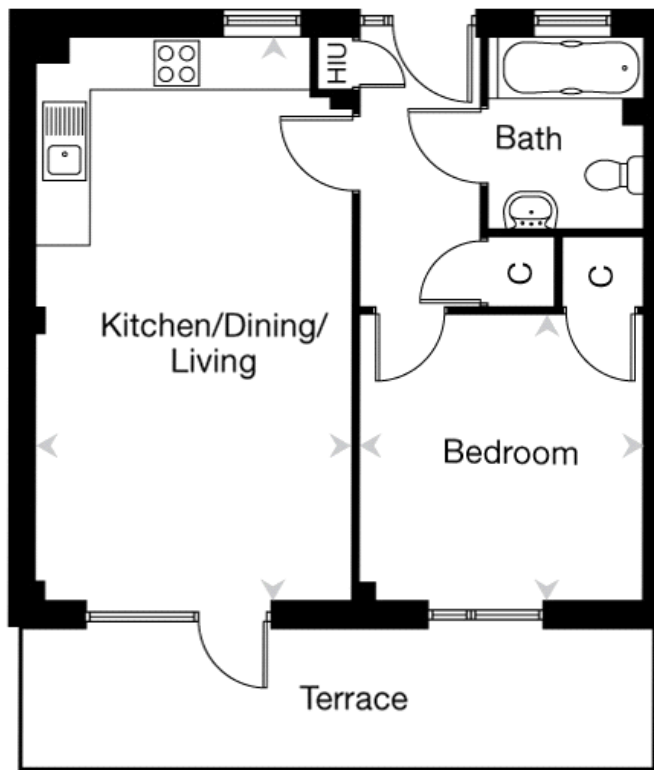
CHARLES STRATTON
ESTATE AGENTS



Council Tax Band: C
Tenure: Leasehold (115 years)
Ground Rent: £300 per year
Service Charge: £189.13 per month







Kitchen/Living/Dining Area

6.50m x 3.65m

21'4" x 12'0"

Bedroom

3.30m x 3.27m

10'10" x 10'9"

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C 80 (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> (92-100) A (81-91) B (69-80) C 80 (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	
<small>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.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).</small>	

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/fitings 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.