



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

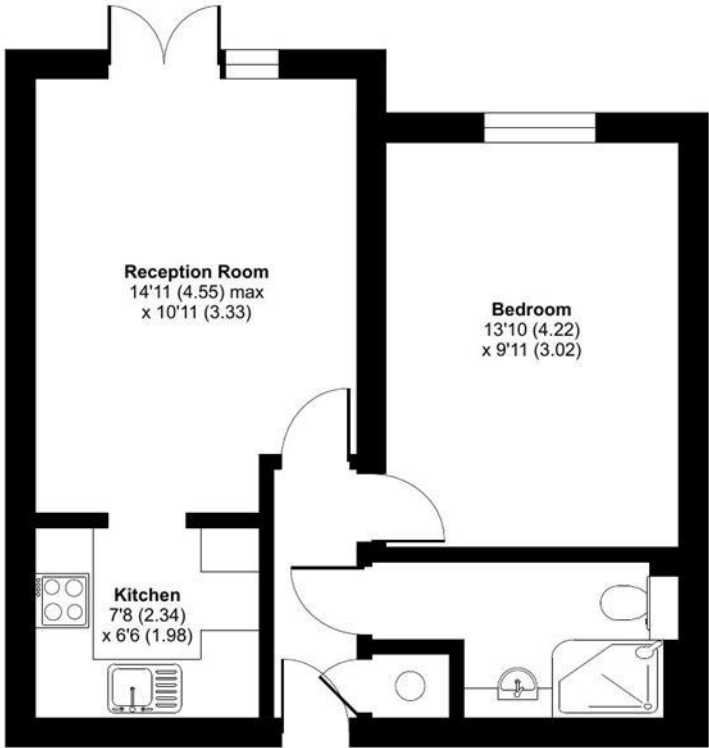




Junction Road, Romford, RM1

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). © nrichcom 2023. Produced for Charles Stratton Estates Ltd. REF: 1002175

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
82-100 A		82-100 A	
61-81 B		61-81 B	
49-60 C		49-60 C	
39-48 D		39-48 D	
29-38 E		29-38 E	
21-28 F		21-28 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 (CO ₂).	

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/

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>