



## 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**

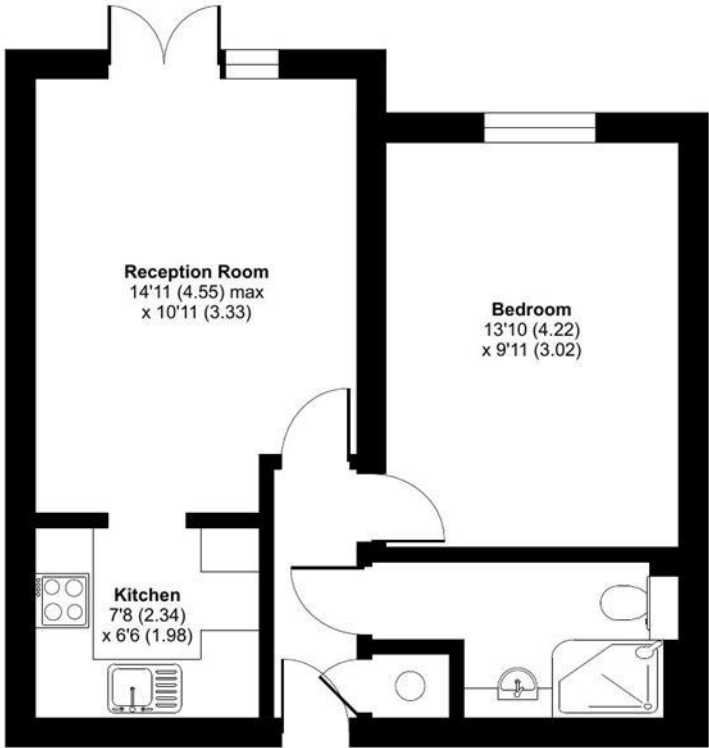




# Junction Road, Romford, RM1

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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 (CO <sub>2</sub> )	

Viewing by appointment only  
Charles Stratton Estates Ltd

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