



## 30 Brendans Close

Hornchurch, RM11 3UL

£200,000



Hunters Hornchurch are pleased to offer for sale this ground floor apartment situated in Hornchurch. The property comprising of: entrance hallway, lounge, kitchen, shower room and double bedroom. Located within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year. As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion. Emerson Park Station is 0.5 miles. Upminster Bridge Station is 0.6 miles. Hornchurch Station is 0.6 miles. The property is in need of modernising and is available with no onward chain. Lease details: 125 years lease from 25th March 2022 (subject to lease extension being finalised). Service Charge: £400 per annum Ground Rent: Currently is £85.00



Entrance hall  
Entrance hall comprising of ; painted plastered walls, laminate flooring, radiator

Lounge 14'7" x 10'7" (4.47 x 3.23)  
UPVC double glazed windows to side, built in storage cupboards, papered walls, fitted carpet, radiator

Kitchen 14'4" x 6'2" (4.37 x 1.88)  
UPVC double glazed windows to side, a mix of eye level and base levels units, built in electric oven and hob, stainless steel sink, space for a fridge freezer, plumbing for a washing machine, plastered walls, laminate flooring

Bedroom 11'10" x 11'3" (3.63 x 3.45)  
UPVC double glazed windows to side, painted plastered walls, fitted carpet, radiator

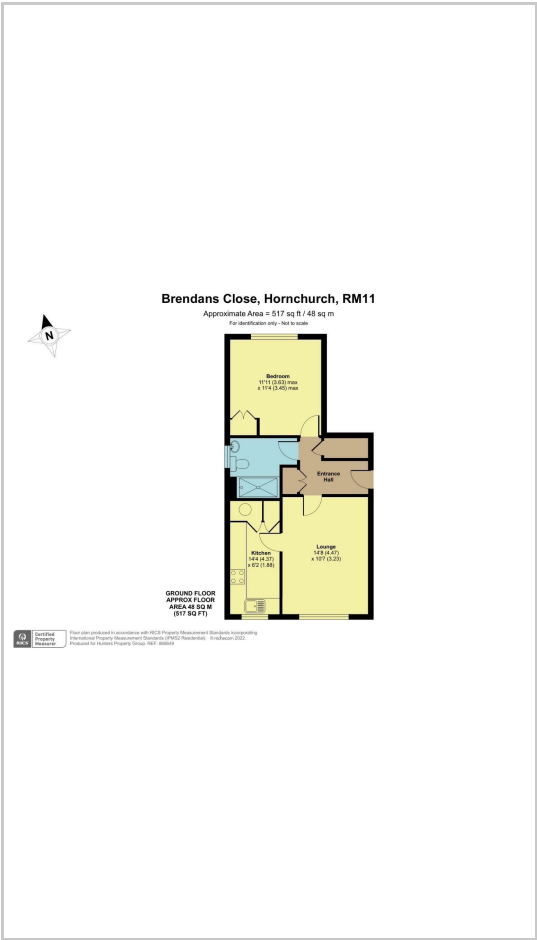
Bathroom  
UPVC double glazed windows to front, low level W/C, pedestal hand wash basin, step in shower with overhead shower and hand rail, a mix of tiled splashback walls and papered walls, laminate flooring

Garage

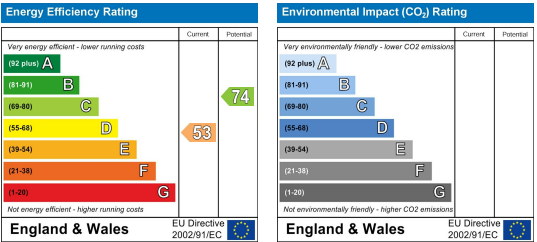
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.