



**HUNTERS**<sup>®</sup>

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Vignoles Road, Romford, RM7 | £140,000  
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### 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.

Nestled on Vignoles Road in Romford, this purpose-built studio flat offers a unique opportunity for those looking to invest in a property with great potential. Spanning an area of 323 square feet, this first-floor studio is perfect for individuals or couples seeking a comfortable living space in a vibrant area.

Constructed in 1985, the flat features one reception room and a bathroom, providing the essential amenities for modern living. While the property is in need of some modernisation, it presents a blank canvas for buyers to personalise and create their ideal home. With a long lease of 900 years remaining, you can enjoy peace of mind and stability for years to come.

One of the standout features of this studio is its convenient location. Residents will benefit from easy access to the bustling Romford Shopping Centre, which offers a wide array of shops, restaurants, and entertainment options. This makes it an ideal choice for those who appreciate the convenience of urban living while still enjoying the comfort of a residential area.

Whether you are a first-time buyer, an investor, or someone looking to downsize, this studio flat on Vignoles Road is a promising opportunity. With its potential for modernisation and prime location, it is sure to attract interest from a variety of buyers. Don't miss your chance to explore the possibilities this property has to offer.

Hallway

Reception/Bedroom

15'6 x 10'5

Kitchen

7'1 x 6'0

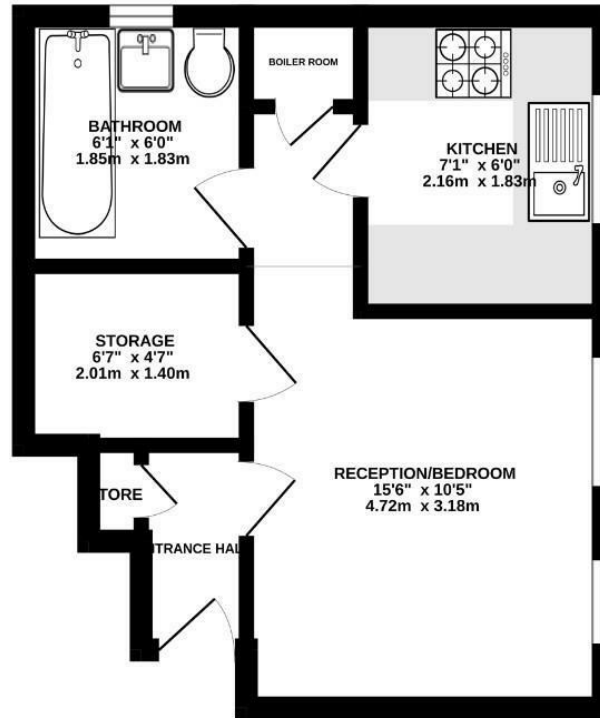
Bathroom

6'1 x 6'0

Storage

6'7 x 4'7

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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