

DURDEN & HUNT

INTERNATIONAL



Dunningford Close, Hornchurch RM12

Guide Price £300,000

- Guide Price £300,000 - £325,000
- Communal Green Spaces
- Two Double Bedrooms
- Modern Development
- Private Balcony
- Contemporary Family Bathroom

- Off Road Parking
- Open Plan Living

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Dunningford Close, Hornchurch RM12

Guide Price £300,000 - £325,000 - Modern Development - Off Road Parking - Communal Green Spaces - Private Balcony - Open Plan Living - Two Double Bedrooms - Contemporary Family Bathroom



Council Tax Band: C



Located within a contemporary development in Hornchurch, this well presented second floor apartment offers stylish and comfortable living throughout.

The heart of the home is a bright open plan living and kitchen area, featuring a modern kitchen with space for dining, whilst the living area opens out onto a private balcony, perfect for relaxing or entertaining.

The apartment comprises two well proportioned bedrooms, a sleek family bathroom, and additional hallway storage for added convenience.

Residents also benefit from access to well maintained communal green spaces and the added bonus of private off road parking.

Ideally positioned for modern living, the property offers excellent access to the amenities of Hornchurch town and the surrounding green spaces, including Eastbrookend Country Park and Chase Local Nature Reserve. Shops, restaurants, and leisure facilities are easily reached, while Dagenham East and Hornchurch stations provide District Line connections. The A125 also offers convenient road links.

Contact Durden & Hunt for a viewing!

Council Band C Havering

Leasehold, Years Remaining: 112

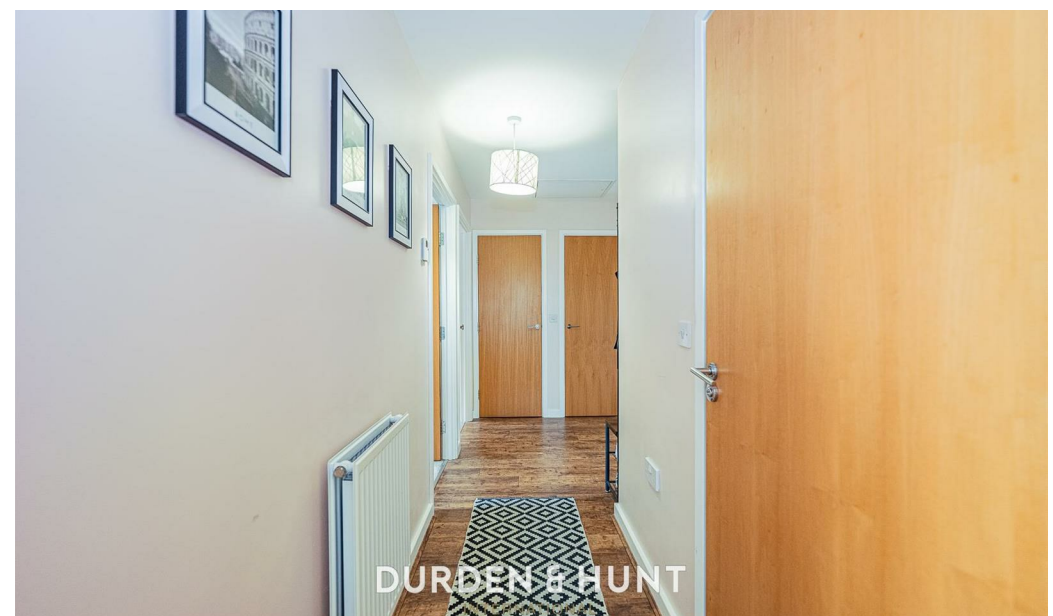
Annual Service Charge: £2,475 (Invoiced Monthly, Invoice Dated 11/02/25)

The current owner advises that the ground rent, estate charges, and building insurance are included within the service charge. Prospective buyers are advised to obtain their own verification.

The sale being marketed is for 100% ownership of the property, with the current owners holding a 50% stake and Clarion Housing owning the remaining 50%.

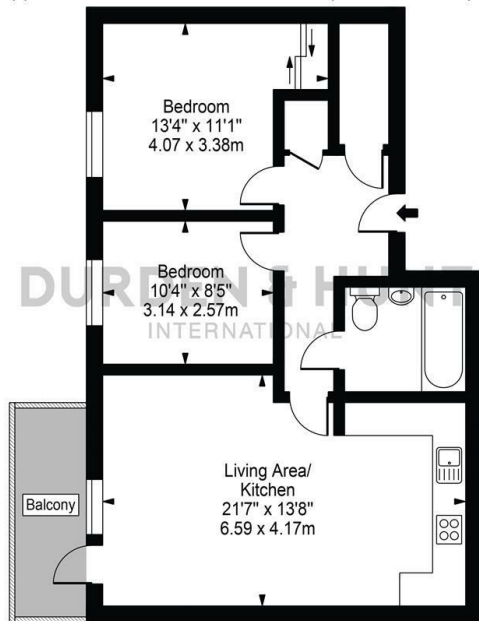
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Ingre House Approx. Gross Internal Area 681 Sq Ft - 63.24 Sq M



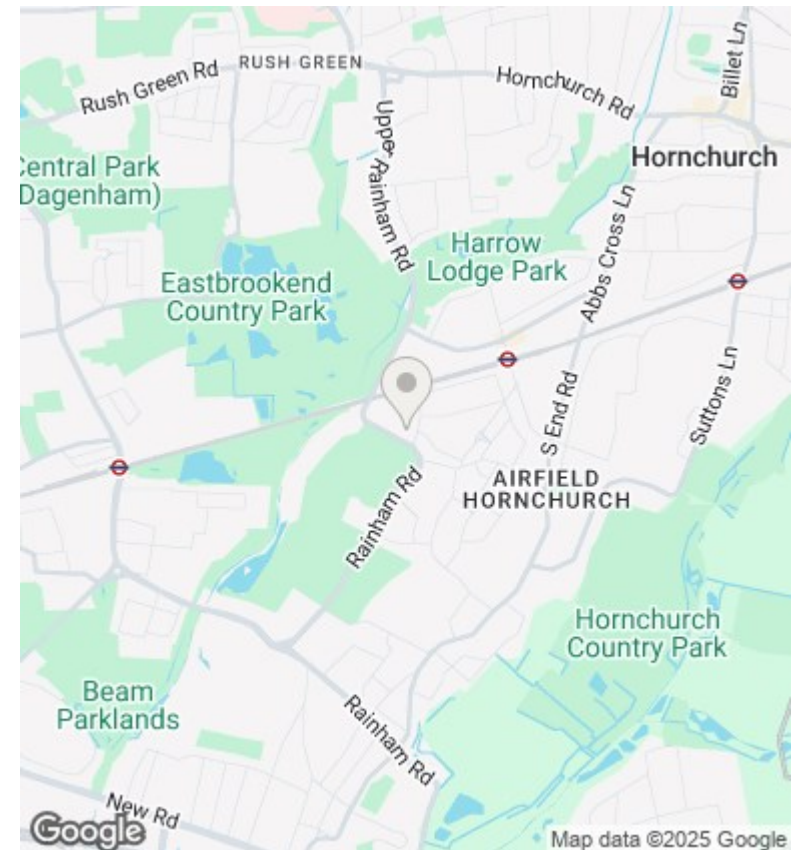
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.


Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |