



Hale House, Benjamin Close

Hornchurch, RM11 1DA

Offers in Excess of £250,000



Offered for sale with no onward chain is the two bedroom ground floor apartment, the accommodation includes, entrance hall, reception room, kitchen, two bedrooms and bathroom, externally there are communal gardens to the rear and residents parking to the front.



Entrance Hall

Entrance door, intercom system, cupboard, radiator, laminate flooring.

Reception Room

16'8 x 9'7 (5.08m x 2.92m)
Double glazed window to front and side, radiator, coved ceiling, laminate flooring, arch to kitchen.

Kitchen

8'7 x 6' (2.62m x 1.83m)
Double glazed window to front, wall and base units, single drainer sink, plumbing for washing machine, gas cooker point, boiler, part tiled walls, tiled flooring, arch to reception room.

Bedroom One

11'9 x 9'10 (3.58m x 3.00m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

10' x 8'5 (3.05m x 2.57m)
Double glazed window to rear, radiator.

Bathroom

Low level WC, vanity wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, tiled flooring.

Communal Gardens

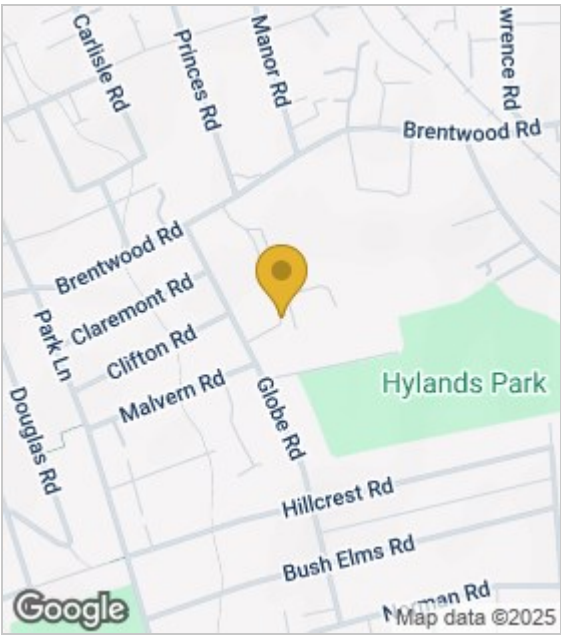
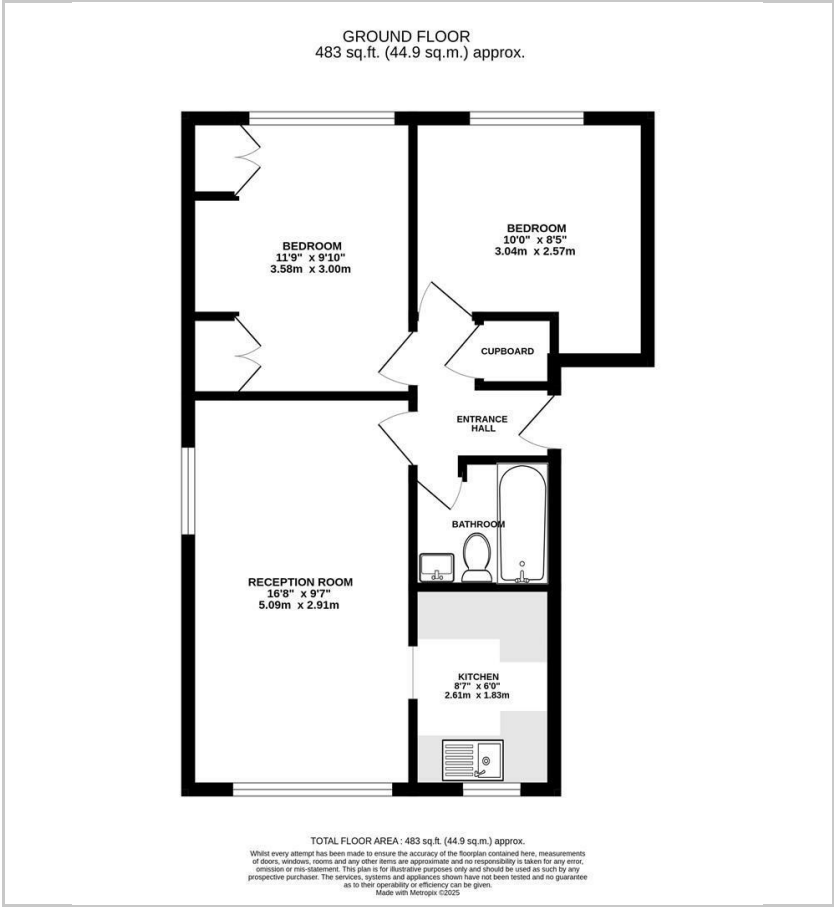
Communal gardens to rear.

Parking

Residents parking to front.

Material Information

We have been advised by the sellers the following information:
Lease Remaining: 903 years
Annual Ground Rent: £0
Ground Rent Review Period: N/A
Annual Service Charge: £1,368.00



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		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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