



Orchard Court, Wood Lane, Hornchurch, RM12 5NH

- Guide Price - £250,000 - £275,000
 - Two Bedrooms
- One Allocated Parking Space
 - Ground Floor
- 0.9 Miles to Elm Park Station
 - Communal Garden
 - 150 Years Left On Lease

Guide Price £250,000 - £275,000 - Leasehold - Council Tax: B



Entrance Hall

12'07 x 5'3 (3.84m x 1.60m)

Entrance door, laminate flooring.

Reception Room

14'4 x 11'4 (4.37m x 3.45m)

Spotlights, radiator, French doors to rear, laminate flooring.

Kitchen

12'7 x 6'0 (3.84m x 1.83m)

Wall and base units, double glazed window to front, single drainer sink, tiled flooring.

Landing

6'6 x 5'4 (1.98m x 1.63m)

Carpet.

Bedroom One

14'3 x 11'4 (4.34m x 3.45m)

Double glazed window to rear, radiator, carpet.

Bedroom Two

12'1 x 6' (3.68m x 1.83m)

Double glazed window to front, radiator, carpet.

Bathroom

9'0 x 5'5 (2.74m x 1.65m)

Double glazed window to front, low level WC, wash hand basin, tiled walls, panelled bath, spotlights, amtico flooring.

Communal Garden

Part paved, part laid to lawn.

Parking

One allocated parking space in communal car park.

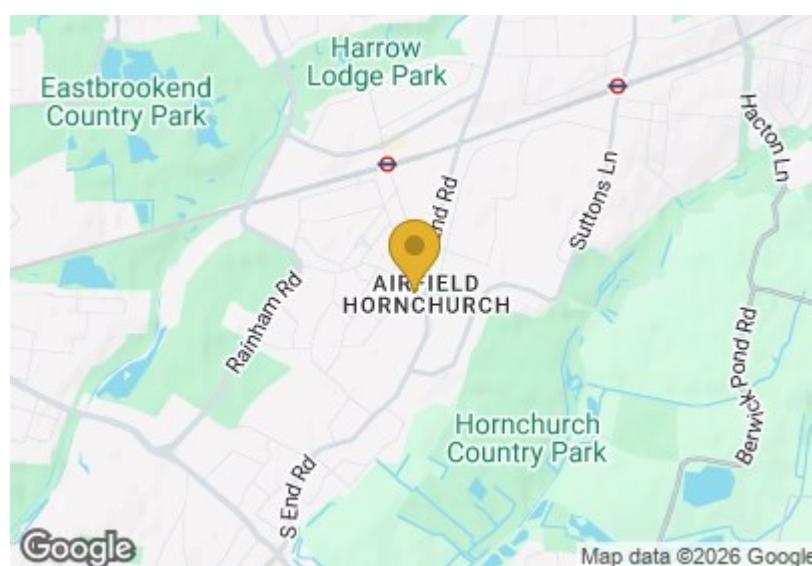
Material Information

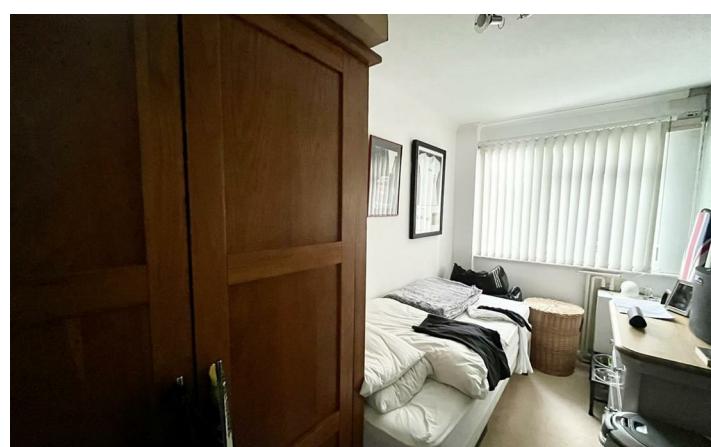
We have been advised by the sellers the following information:

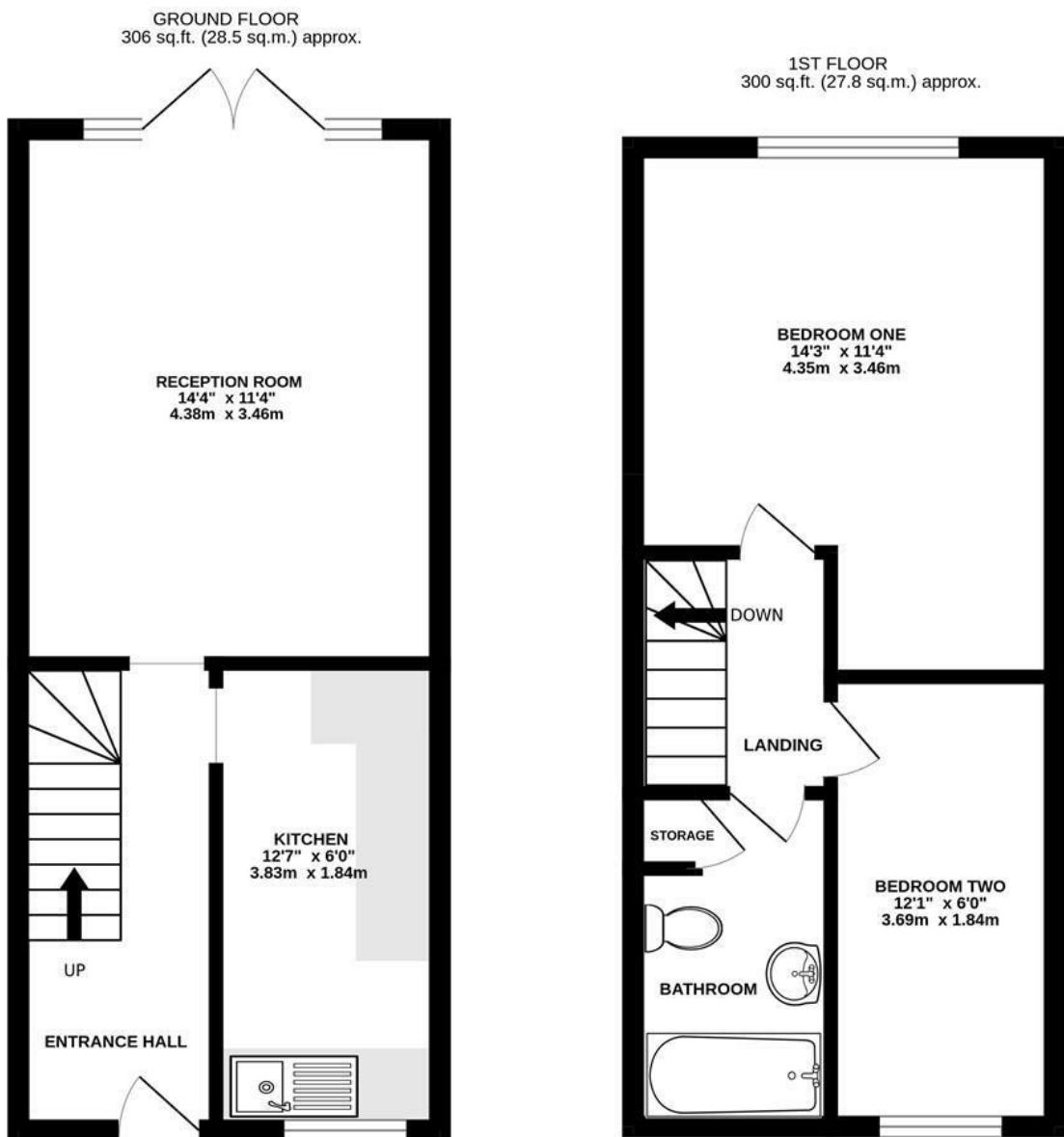
Lease Remaining: 150 Years

Annual Ground Rent: £300 per annum

Annual Service Charge 2025/2026: £1100 including block insurance







TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:

Council Tax Band: B

Tenure: Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC