

## 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**

# Orchard Court, Wood Lane, Hornchurch, RM12 5NH



## 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

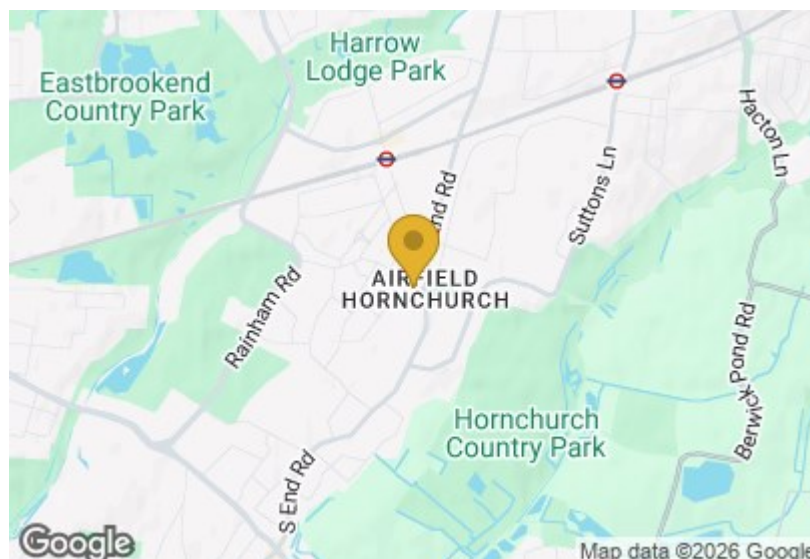
We have been advised by the sellers the following information:

Lease Remaining: 150 Years

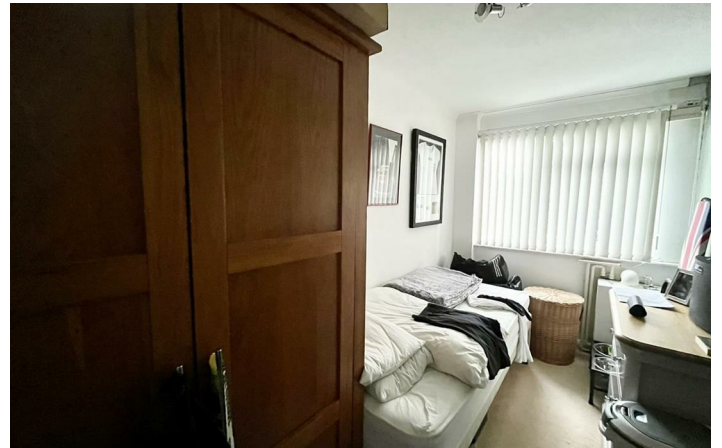
Annual Ground Rent: £300 per annum

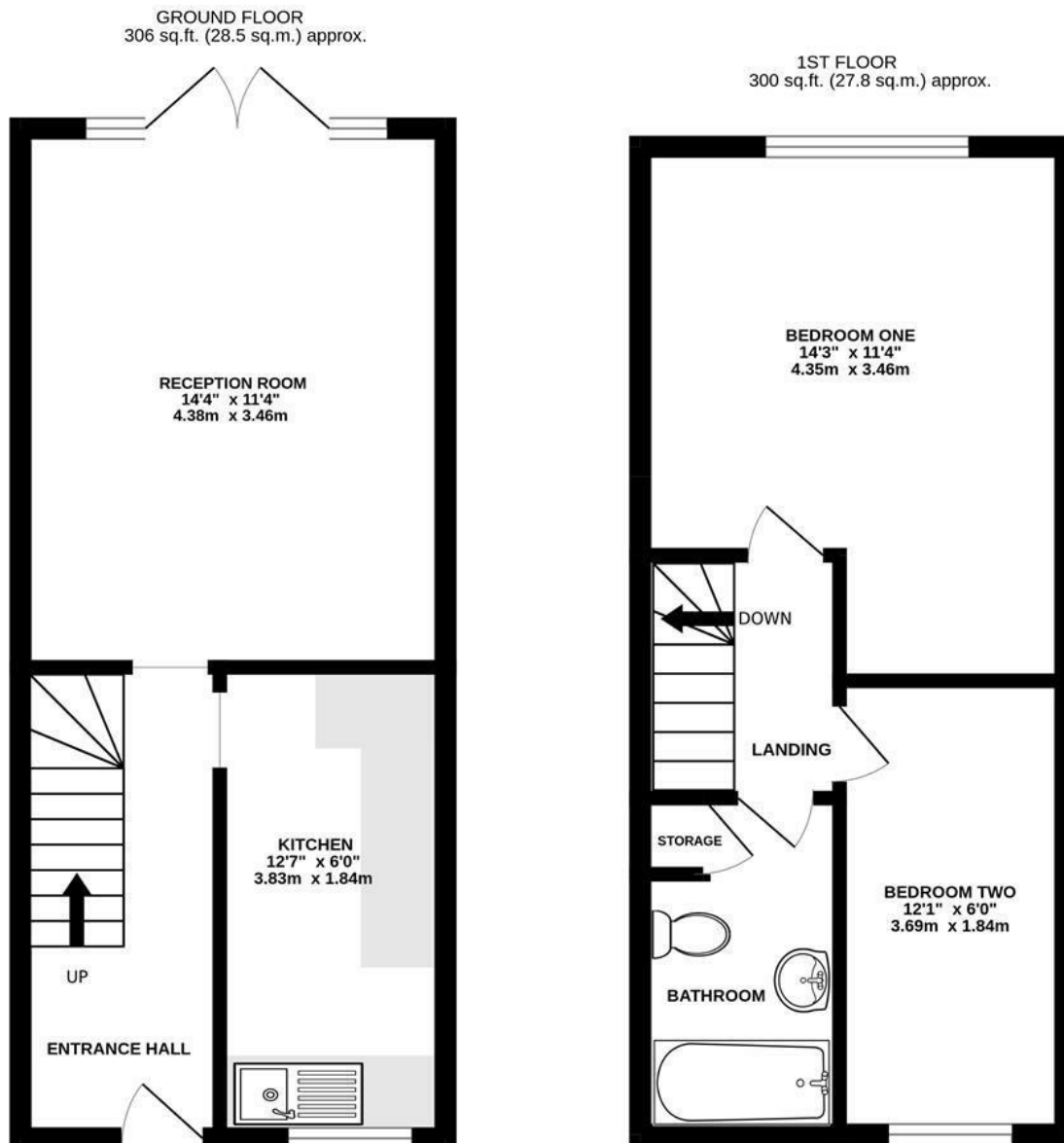
Annual Service Charge 2025/2026:

£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.

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Material Information:  
Council Tax Band: B  
Tenure: Leasehold

