

391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 391 sq.ft. (36.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the floorplan. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the ground.
 Made with Metreplan CS2023

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			
England & Wales	EU Directive 2002/91/EC		



Lease Term: 76 years

Council Tax Band: B



To view call **020 8989 0011**
 Email wanstead@churchill-estates.co.uk

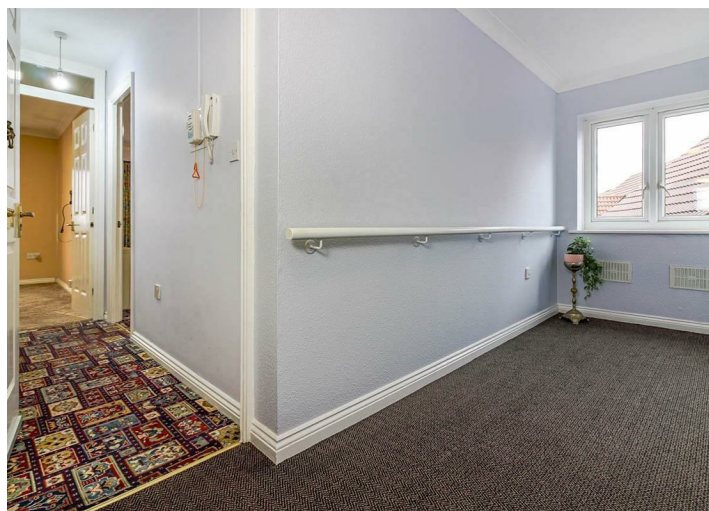
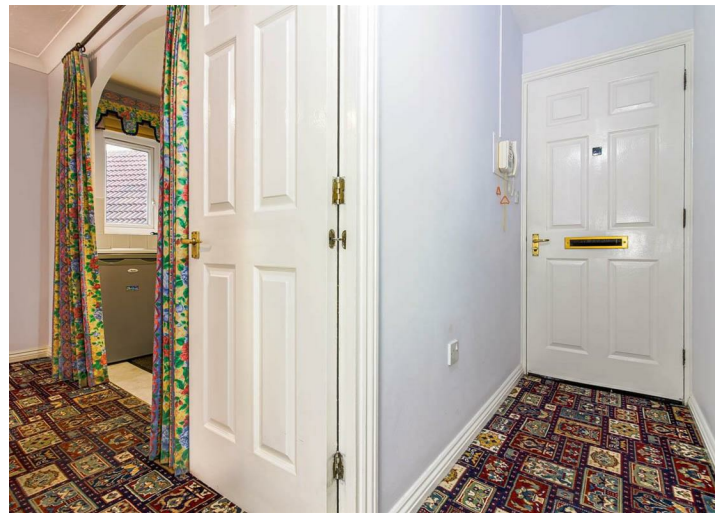
One Bedroom | Retirement Flat | Chain Free | Second Floor | Communal Parking | Communal Gardens | Entry Phone System | Resident Lounge | On Site Warden
 Lease Term: 76 years | Service Charge: £1,263.90 Per Annum | Ground Rent: N/A



Cunningham Close, Romford, RM6 4YB
£89,995 Leasehold



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Churchill Estates are pleased to offer, on a Chain Free basis this one double bedroom second floor retirement flat.

The property comprises a sizeable lounge/diner with large bay window, a generous fitted kitchen, spacious double bedroom with fitted wardrobe and three piece bathroom suite.

Further benefits include, residents off street parking, communal laundry and sitting room and attractive, well maintained communal gardens.

Residents must be aged 60 years or above.