



## Bancroft Chase, Hornchurch, RM12 4DR

### Offers In The Region Of £300,000



**\*\* TWO BEDROOM APARTMENT WITH TWO PARKING SPACES. WALKING DISTANCE TO STATION \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to present to the sales market, this beautifully presented, two bedroom flat on the second floor of this modern development located within walking distance to both Elm Park Tube Station and Romford Rail Station on Elizabeth Line and Overground as well as all the local amenities of nearby Hornchurch High Street, Elm Park, and Romford. The property is ideal for a first time buyer or buy to let investor and it boasts a number of benefits.

Accommodation comprises; a bright and spacious reception room, two double bedrooms, modern kitchen, and three piece bathroom suite. Benefits include private resident's parking for two cars within the development, secure telephone entry system, communal green space, and it is ideally situated close to local amenities and public transport links as well as a choice of green spaces with Chase Nature Reserve and Harrow Lodge Park within close vicinity. Offered with a long lease of 977 years, the property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- TWO BEDROOM APARTMENT
- TWO PARKING SPACES
- 977 YEAR LEASE
- MODERN DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- WALKING DISTANCE TO TUBE AND TRAIN STATIONS
- IDEAL FIRST TIME PURCHASE

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

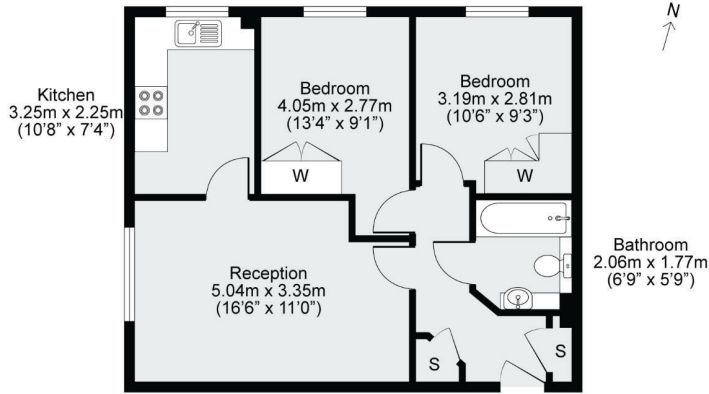






Bancroft Chase, Hornchurch, RM12

GROSS INTERNAL AREA  
56.5sqm / 608.2sqft



Second Floor

GROSS INTERNAL AREA(A)  
The footprint of the property  
56.5sqm / 608.2sqft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
3.2sqm / 34.4sqft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A   |                         |
| (81-91) B   |                         |
| (69-80) C   |                         |
| (55-68) D   |                         |
| (38-54) E   |                         |
| (21-38) F   |                         |
| (1-20) G  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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