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Asking Price £320,000 Leasehold

2 Bedroom, Apartment - Retirement

12, Rose Court Dolphin Approach, Romford, Greater London, RM1 3AW



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Rose Court

Rose Court is a beautiful development comprising of 49 retirement apartments that is ideally located for all Romford has to offer. There is an Asda Superstore directly opposite the development with the High Street, Liberty Shopping Centre, restaurants and cafes a short walk away.

There are a number of parks and recreational areas offering beautiful open spaces as well as the River Rom, which is perfect for an afternoon stroll.

Romford offers many travelling options connecting to London and the surrounding areas by train and bus. The closest train station is Romford Station which offers Underground and Over-ground services. Romford Station is only 1 mile from Rose Court.

The House Manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the House Manager.

Rose Court has been designed with safety and security at the forefront, the Apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Rose Court is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Rose Court requires any resident to be over the age of 60.





# Property Overview

Welcome to Rose Court! Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment with balcony.

The Kitchen is accessed via the Lounge with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4-ring electric hob with extractor hood over, built-in fridge and freezer and washer/dryer.

The lounge offers ample space for living and dining room furniture. Multiple windows provide lots of natural light and a door leads to an owners private balcony overlooking the communal gardens.

Bedroom One is a generous-sized room with double doors leading to a Juliet balcony, keeping this lovely bedroom bright and light.

The shower room offers a large shower cubicle with handrail, heated towel rail, a WC and wash basin with vanity unit beneath and ample storage.

Perfectly complementing this wonderful apartment are four useful storage cupboards located off the hallway.

Call us today to book your viewing at Rose Court!





# Features

- Two bedroom first floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Owners' Lounge and conservatory
- 24 hour Careline system for safety and security
- Lift to all floors
- House Manager available 5 days a week
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year Ending 31st December 2025)  
£3,479.35 per annum.

Ground Rent collected by Holdmanor Limited

Council Tax: Band D

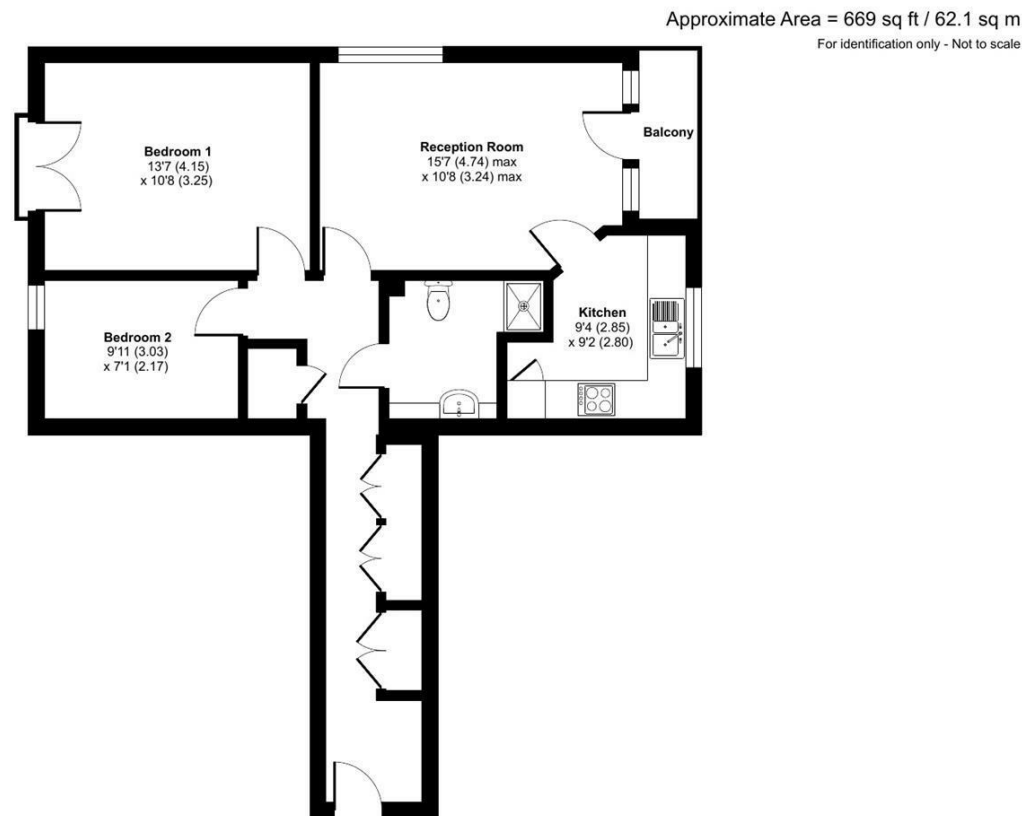
125 year Lease Commencing 2010

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Please refer to the Landlord regarding the Transfer fee.

EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1183307

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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