Asking Price £279,950 Leasehold

2 Bedroom, Apartment - Retirement

14, 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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment with balcony. The property offers spacious accommodation and is presented in very good order throughout.

The Kitchen is accessed via the Living Room 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, a fridge, a freezer and washing machine. A window allows for light and ventilation.

The Living Room is a generous size and offers plenty of space for living and dining room furniture. A door leads to a private balcony. The windows provide lots of natural light.

Bedroom one is a good-size double with a built-in wardrobes. There is plenty of space for additional furniture if required. A door opens to a Juliet balcony.

Bedroom two is another good-sized room which could be used as a study space or hobby room.

The Bathroom offers a full-sized bath with handheld shower head, a separate shower cubicle, heated towel rail, a WC and wash hand basin along with mirrored cabinet storage.

Perfectly complementing this apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing at Rose Court!

Features

- Two bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- House Manager available 5 days a week
- Owners' Lounge and conservatory
- 24 hour Careline system for safety and security
- Lift to all floors
- 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.
- Owners' private car park
- Great location close to the town centre & excellent transport links

Key Information

Service Charge (Year Ending 31st December 2026)
£3,664.51 per annum.

Ground Rent collected by Holdmanor Limited

Council Tax: Band D

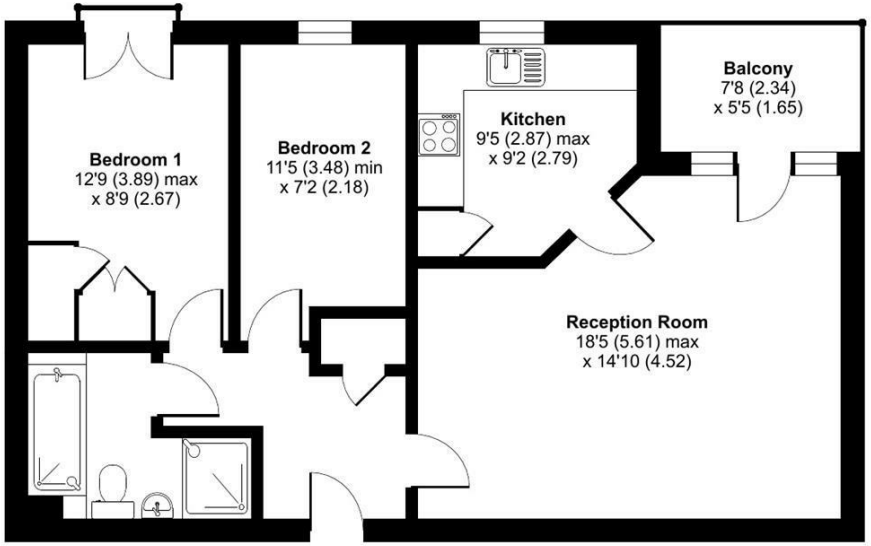
125 year Lease Commencing 2010

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.

Approximate Area = 670 sq ft / 62.2 sq m
For identification only - Not to scale



EPC Rating: B

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1175216

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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