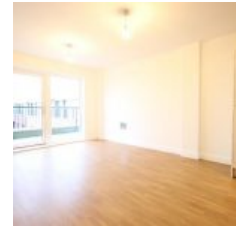


# Arc Court, Maxwell Road, London, RM7 0FH - £240,000



## Overview

- 1 Bed
- Bath

This modern one-bedroom apartment is located in the popular old church hospital development only a short distance from Romford mainline station and town centre.

The property has been finished to a high standard throughout and is offered unfurnished.

Internally, the apartment comprises; a large open-plan lounge/kitchen, an adjacent dining area and plenty of storage solutions.

Doors from the lounge area open to a private balcony/terrace. One large double bedroom with wardrobes/storage space, the bathroom is a modern white suite complete with bath, fitted shower above, w.c, and wash hand basin.

### Location

The location and quality of this property make it a must-see. Just a moment walk from: Brewery shopping centre, supermarkets, restaurants, shops, cinema, pubs and bars, parks, schools and Queens hospital. Easy access to the A12 and A127.

Approximately 116 years remaining on the lease

Ground Rent is approximately £200 per annum

The service charge is approximately £1.620 per annum

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		