Noble
Residential

Princes Road, Romford, RM1 2SP

- Vacant with No Chain
- Two Double Bedrooms
- Ground Floor Flat
- 16 Min Walk to Romford Station (source: google maps)
- Communal Garden
- 900+ Year Lease
- Gas Central Heating
- Double Glazing

£225,000 - Leasehold - Council Tax: B

Princes Road

Romford, RM1 2SP

2 1 1 C

Entrance Hall
Entrance door. Smooth ceiling, security entry phone system, part panelling to walls, dado rail, cupboard, radiator, carpet.

Lounge/Diner
16'1 x 11'10 max sizes (4.90m x 3.61m max sizes)
Double glazed window. Smooth ceiling, coving, dado rail, radiator, carpet.

Kitchen
11'4 x 7'6 max sizes (3.45m x 2.29m max sizes)
Double glazed window. Range of base and eye level wall cabinets with worktops, 1.5 bowl stainless steel sink, integrated oven, stainless steel four burner gas hob with overhead extractor hood, smooth ceiling, spotlights, extractor, wall mounted boiler, part tiled walls, vinyl flooring.

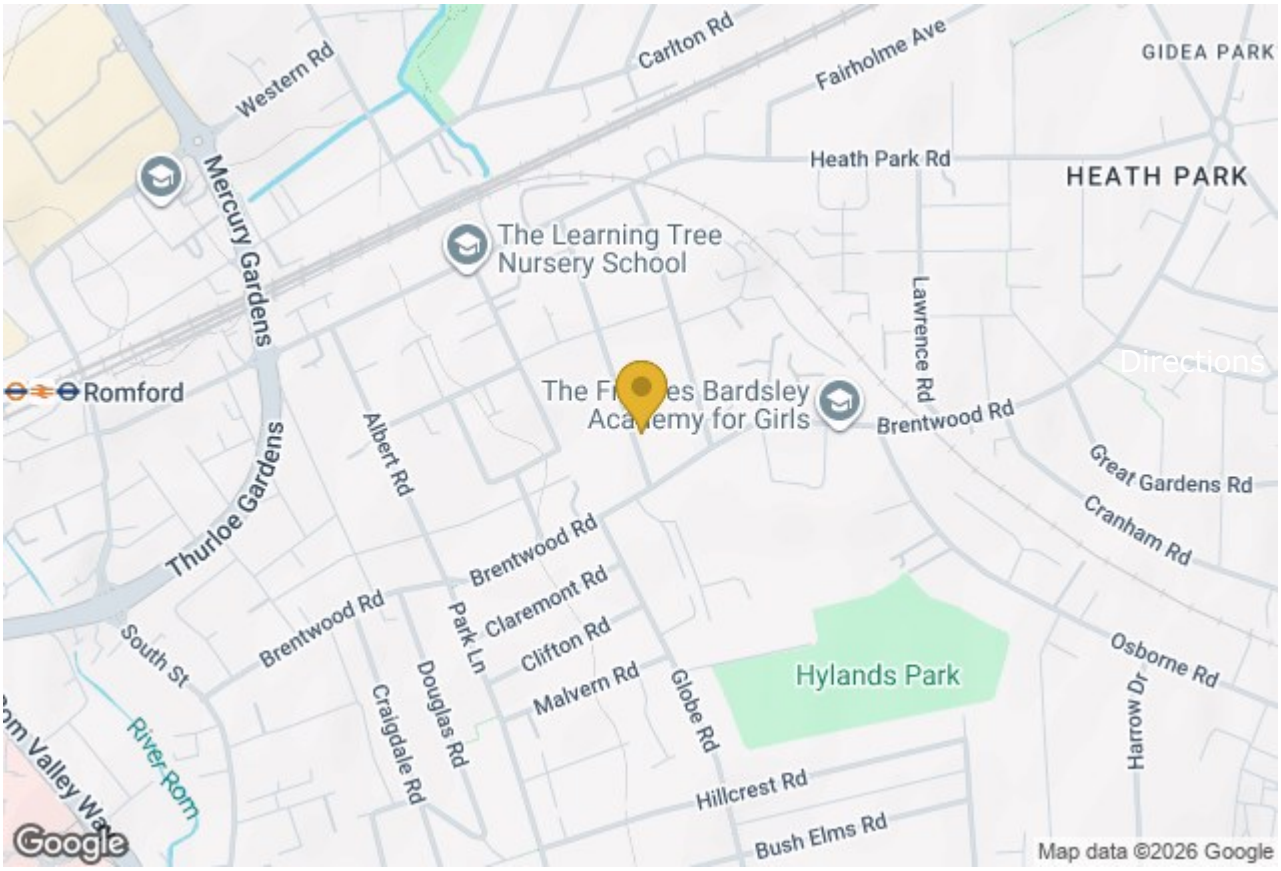
Bedroom One
13'9 x 11'4 max sizes (4.19m x 3.45m max sizes)
Double glazed window. Smooth ceiling, coving, radiator, laminate flooring.

Bedroom Two
10'7 x 7'11 (3.23m x 2.41m)
Double glazed window. Smooth ceiling, coving, radiator, carpet.

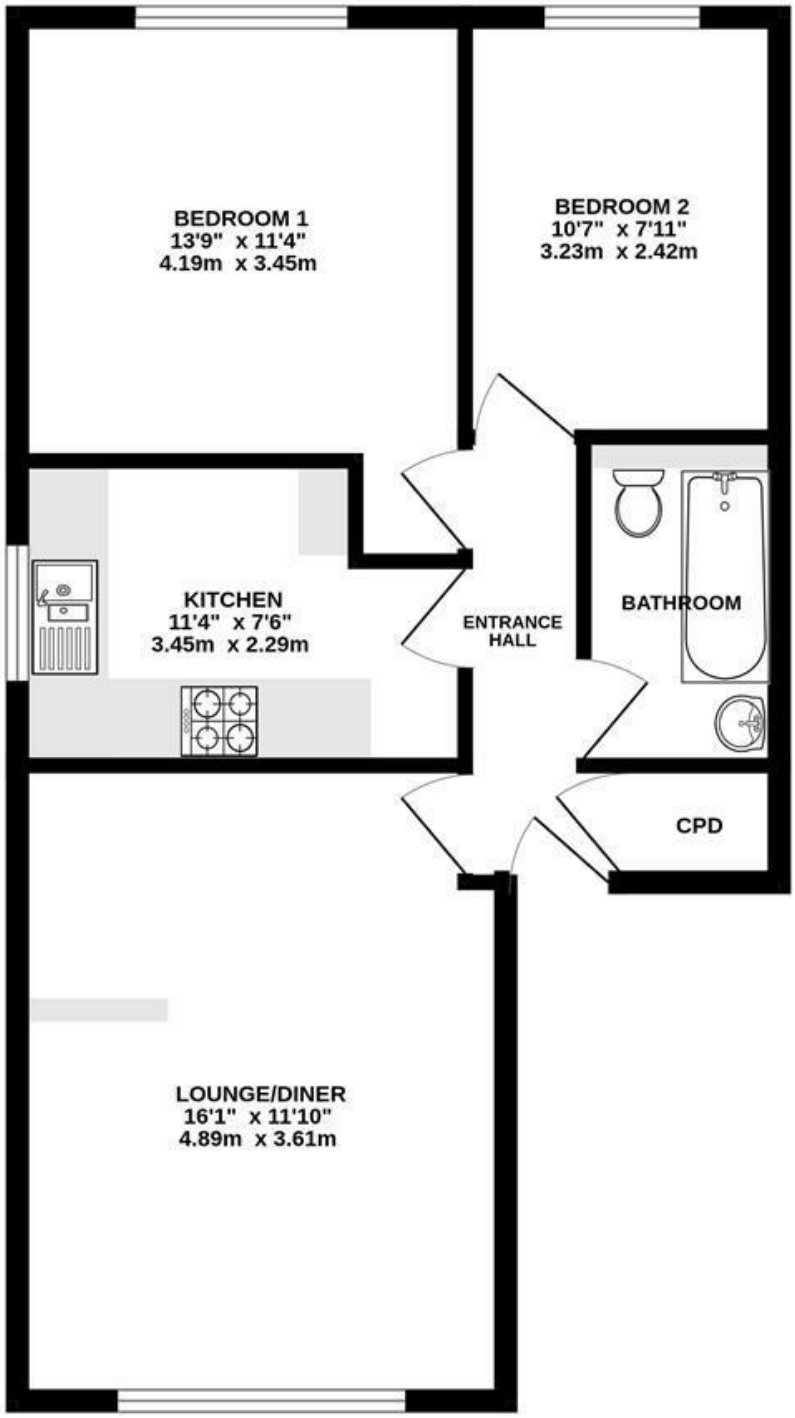
Bathroom
8'4 x 4'11 (2.54m x 1.50m)
Suite comprising of panelled bath with shower attachment to tap, glass screen, pedestal wash basin, low level wc, smooth ceiling, extractor, tiled walls, radiator, vinyl floor.

Outside
Communal garden and rotary washing lines.

Material Information
- Lease: 999 years from 29/09/1972.
- Current annual ground rent: £193.00 (£96.50 paid every 6 months).
- Ground rent review period: Not a fixed periodic review. The lease provides for the rent to be recalculated on each sale or remortgage of the property, based on the sale/mortgage price. This is overridden by a 1977 Deed of Variation, which caps the rent by reference to the property's rateable value.
- Review increase: Under the original lease, the rent would increase on each qualifying sale, calculated by reference to the amount by which the sale price exceeds the highest price previously paid. This increase is capped by a 1977 Deed of Variation, which states the rent can increase to 1% of the price but this is subject to the overall break on the rateable value.
- Current annual service charge: £850.00 (£425.00 paid every 6 months).

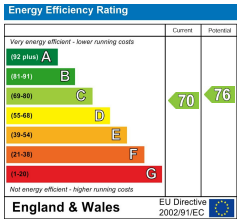
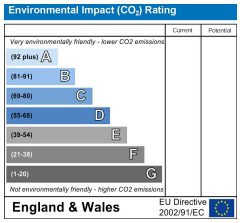


GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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

Material Information:
Council Tax Band: B
Tenure: Leasehold