



Chartered Surveyors  
 Property Consultants  
 Estate Agents & Valuers



ESTABLISHED 1894  
**Hilbery  
 Chaplin**

Ref: HRN240233



Looking to get onto the property ladder? Hilbery Chaplin are pleased to offer a 40% share of this one bedroom shared ownership apartment located in the heart of Romford and affording easy access to an extensive range of shopping and entertainment facilities and also being within close proximity to Romford mainline station with Elizabeth line connections. This spacious 1 bedroom 3rd floor apartment is easily accessed via lift and offers modern living accommodation with kitchen area, bedroom and bathroom and the advantage of a spacious balcony from the lounge area. The property is owned in conjunction with Sanctuary Housing Association. Shared ownership provides first time buyers together with other potential purchasers the opportunity to purchase a share of a property with the option to increase their ownership by way of 'staircasing'. For more information about how shared ownership works, please call the selling agent Hilbery Chaplin and we will be pleased to help with your enquiries.  
 EPC Rating TBC  
 Council Tax Band C

**Summary:**

- 1 Bedroom • Shared Ownership • Entrance Hall • Open Plan Living/Kitchen Area • Balcony • Bathroom • Security Entry System • Romford Town Centre Location

Asking Price £88,000 for 40% share  
 To View Call 01708 457916

Holly Court  
 Dolphin Approach, Romford

[www.hilberychaplin.co.uk](http://www.hilberychaplin.co.uk)

The Havering Estate Office  
 Email: [hornchurch@hilberychaplin.co.uk](mailto:hornchurch@hilberychaplin.co.uk)

Branches at: ROMFORD : HORNCHURCH : SHENFIELD : BRENTWOOD : INGATESTONE : LAINDON

# Holly Court, Dolphin Approach

**Communal entrance** - Security entry phone system and both lift and staircase providing access to 3rd floor. Personal entrance door to :

**Entrance Hall** - Laminated wood flooring . Built in storage cupboard housing boiler. Radiator. Security entry phone handset.

**Open Plan Living/Kitchen Area** - 20'1" x 13'5" > 9'5" (6.12m x 4.1m > 2.87m)

Kitchen Area : 9'5 x 5'9 Fitted with a range of eye and base level units with drawer and cupboard storage together with worktop surfaces with inset sink and single drainer with mixer tap. Four ring electric hob, oven below and extractor over. Plumbing for washing machine and space for fridge/freezer part tiled walls and flooring.

Living Area : 13'7 x 13'5 Laminated wood flooring, Radiator. Double glazed sliding door allowing access to:

**Balcony** - 12'3" x 4'5" (3.73m x 1.35m)

**Bedroom** - 10'2" x 9'3" (3.1m x 2.82m)

Fitted with double glazed window together with laminate wood flooring. Radiator.

**Bathroom** - Fitted with a white suite comprising panelled bath with separate shower control and fitted shower screen together with low level w.c. and pedestal wash hand basin. Radiator. Part tiled walls

*FLOOR PLAN TO FOLLOW*

The EPC for this property is available upon request.



*Nobody is better qualified to sell your home!*

PLEASE NOTE: Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that: (1) These particulars do not constitute any part of an offer or contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.