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Ref: HRN240186



Ideally located in the heart of Romford 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 fourth floor apartment is easily accessed via lift and offers modern and bright living accommodation. Appealing to both first time and investment purchasers, an early viewing is highly recommended.

EPC rating C

Council Tax Band C

**Summary:**

- Bedroom
- Communal Entrance With Lift Access
- Open Plan Living/Kitchen Area
- Bathroom

Offers in excess of £175,000  
 To View Call 01708 457916

Holly Court  
 Dolphin Approach

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# Holly Court, Dolphin Approach

**Communal entrance** - with security entryphone system and both lift and staircase providing access to fourth floor.

**Private entrance door to reception hall.** - Electric radiator. Built in storage cupboard/hot water tank. Security entryphone handset.

**Open plan Living/Kitchen Area** - 20'6" x 10'2" (6.25m x 3.1m)  
A spacious area with double glazed window to living area whilst the kitchen area has fitted worktop surfaces with inset stainless steel sink unit together with 4 ring electric hob, oven below and extractor over. Fitted eye and base units with plumbing for washing machine and space for fridge/freezer.. Electric radiator.

**Bedroom** - 10'3" x 9'9" (3.12m x 2.97m)  
With large double glazed window and fitted electric radiator.

**Bathroom** - Fitted with a white suite comprising panelled bath with sep shower control and overhead shower and screen together with low level w.c. and pedestal wash hand basin. Electric radiator.



Floor Plan  
59 SQUARE METERS  
APPROX

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The EPC for this property is available upon request.



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