

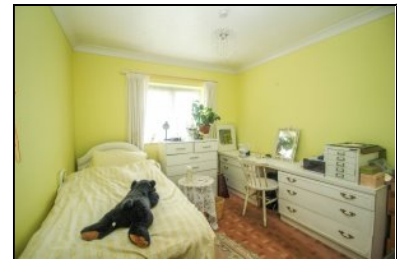


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ESTABLISHED 1894  
**Hilbery  
 Chaplin**

Ref: HRN210190



Conveniently located and well proportioned, 2 bedroom first floor purpose built retirement apartment. The property benefits from a security entry system with communal entrance hall and stair lift (see agents note) to first floor. Commencing with the reception hall, there is a spacious lounge together with kitchen, 2 bedrooms and bathroom. Externally there are well tended communal grounds and resident's parking. This property also benefits from a communal lounge for resident's together with a guest room. The development is situated within a short walk to Hornchurch town centre which provides comprehensive shopping facilities and Harrow Lodge park/leisure centre and bus services into Romford and Upminster. Viewings are highly recommended. EPC D

**Summary:**

- 2 Bedroom
- Security Entry Phone System
- Spacious Lounge
- Bedroom One with built in wardrobe
- Bathroom
- Kitchen
- Attractive Communal Gardens
- Residents Lounge
- Parking Facilities

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Abbs Cross Gardens  
 Hornchurch

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# Abbs Cross Gardens, Hornchurch

## The accommodation comprises:

**Communal entrance door** - with security entry phone system opening and leading to communal hall and stairwell (with chair lift we understand to remain).

**Personal entrance door** - Opening and leading into the reception hall. Fitted storage cupboards. Radiator. Security handset.

**Lounge** - 17'2" x 12'1" (5.23m x 3.68m)  
Having UPVC double glazed window to front aspect. Fitted fireplace with tiled effect surround and safety hearth and display mantle. Coving to ceiling. Radiator.

**Kitchen** - 9'4" x 7'4" (2.84m x 2.24m)  
Fitted UPVC double glazed window. Fitted with a range of matching eye and base level units to include drawers and cupboards together with display units and inset stainless steel single drainer sink unit with mixer taps. Cupboard housing combination gas boiler serving domestic hot water and gas central heating. 4 ring hob with fitted electric oven below and extractor over. Space for upright fridge/freezer and plumbing for automatic washing machine which we understand is to remain. Radiator.

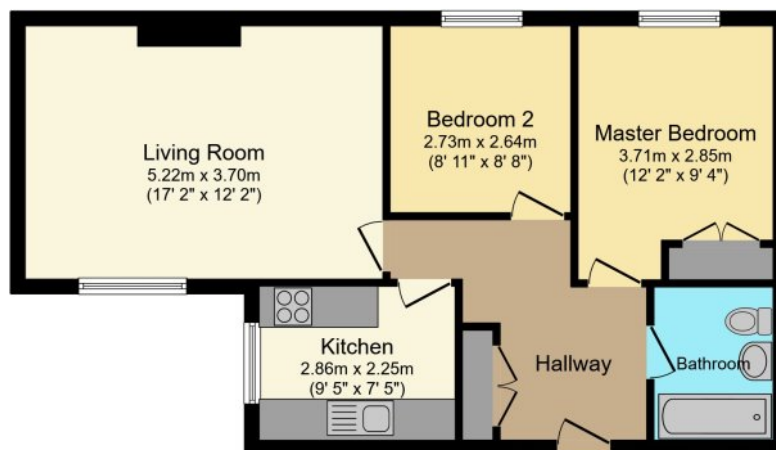
**Bedroom One** - 12'2" (3.7) x 9'3" (2.82) into wardrobes  
UPVC double glazed window to rear. Radiator. Fitted floor to ceiling wardrobes to one wall.

**Bedroom Two** - 8'9" x 8'6" (2.67m x 2.6m)  
UPVC double glazed window to rear elevation. Coving to ceiling. Radiator.

**Bathroom** - Comprising of a coloured suite with panelled bath with grab handles and shower attachment together with pedestal wash hand basin and low level w.c. Radiator. Extractor fan. Tiled flooring with part tiled walls.

**Externally** - There are well tended communal grounds with resident's parking facilities with the advantage of a communal lounge and resident's guest room.

**Agents Note** - We understand the stair lift was installed by the current owner and will remain at the property. In addition, there are emergency pull cords to lounge, bedrooms and bathroom.



Total floor area 58.0 sq.m. (624 sq.ft.) approx  
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The EPC for this property is available upon request.



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