



**Price**  
**£350,000**

**Leasehold**

2x  1x  1x 

**Pell Court, Hornchurch  
Road, Hornchurch,  
Essex, RM12**



## Main features

- Offered with no onward chain, second floor retirement flat
- Communal lounge and gardens
- Guest suite for visitors to hire via the site manager
- Gated parking for residents and visitors
- Walk-in wardrobe
- Convenient location for local amenities and bus routes

## Accommodation

### GROUND FLOOR

Communal Entrance  
Communal Lounge

### SECOND FLOOR

Hallway  
Kitchen: 10'3 x 8'5 (3.13m x 2.57m)  
Lounge/Dining Room: 14'2 x 13'5 (4.32m x 4.09m)  
Bedroom 1: 15'3 x 10'4 (4.65m x 3.15m)  
Walk in Wardrobe: 11'9 x 3'4 (3.58m x 1.02m)  
Storage  
Bedroom 2: 9'4 x 8'7 (2.85m x 2.62m)  
Bathroom: 8'6 x 7'8 (2.59m x 2.34m)

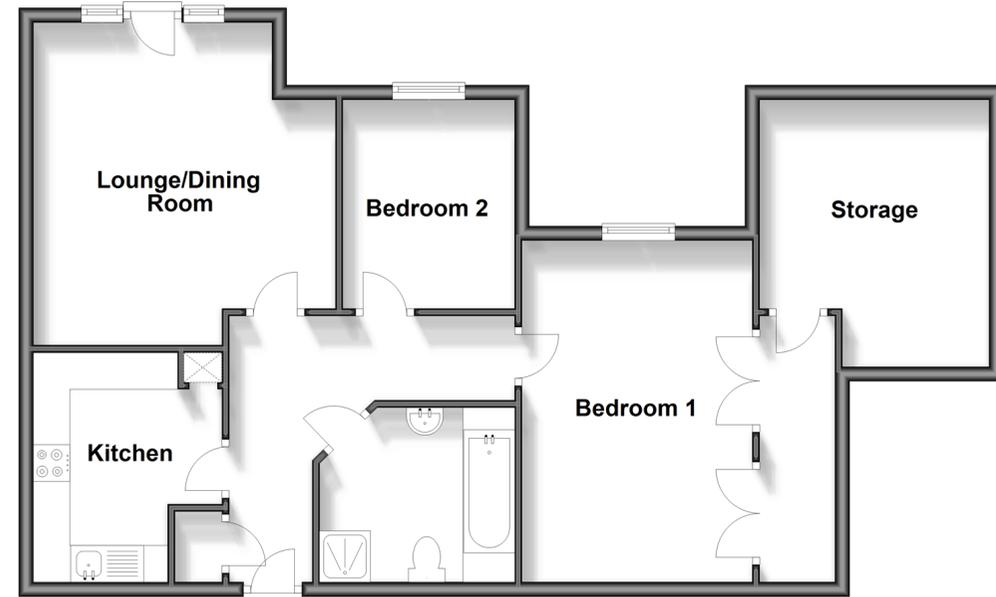
### GUEST SUITE

Available to Hire

### OUTSIDE

Communal Gardens  
Resident/Visitors Parking

### Second Floor Approx. 77.1 sq. metres (829.6 sq. feet)



Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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