



Price
£175,000

Leasehold

2x  1x  1x 

**Victor Court, Abbs Cross
Gardens, Hornchurch,
Essex, RM12**

 **DOUGLAS
ALLEN**
Helping you move forwards

Main features

- Purpose built 4th floor flat offered with no onward chain
- Long lease available on completion
- Ideal investment opportunity, Cash buyers only
- Convenient location for bus links, schools and Harrow Lodge Park & Leisure Centre
- Situated close for Hornchurch Town Centre & Train Station

Accommodation

FOURTH FLOOR

Hallway

Lounge: 16'0 x 11'0 (4.88m x 3.36m)

Balcony 1

Kitchen: 10'6 x 8'10 (3.20m x 2.69m)

Balcony 2

Bedroom 1: 12'7 x 10'2 (3.84m x 3.10m)

Bedroom 2: 12'7 x 8'3 (3.84m x 2.52m)

Shower Room

OUTSIDE

Residents Permit Parking

Communal Grounds



Nearest Schools

Primary Schools: Benhurst Primary 0.8 miles, Towers Junior School 0.9 miles, Langtons Junior School 0.9 miles
Secondary Schools: Abbs Cross Academy 0.8 miles, Emerson Park School 1.3 miles, The Champion School 1.4 miles
Further Education: Havering Sixth Form College 1.2 miles, The Frances Bardsley School for Girls 1.6 miles, Sacred Heart of Mary Girls' School 1.7 miles



Transport Information

Train Stations: Emerson Park 1.0 miles, Hornchurch 1.1 miles, Upminster Bridge 1.2 miles, Elm Park 1.3 miles



Address

Victor Court, Abbs Cross Gardens, Hornchurch, Essex, RM12



Directions

For directions to this property please contact us.

Call Hornchurch - 01708 437777 ■ 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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