



Meridien Clydesdale Road, Hornchurch RM11

£325,000



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Brookings are delighted to offer this well-presented first-floor apartment in Hornchurch. The interior comprises an entrance hallway with stairs to the landing, an open-plan lounge/dining/kitchen area, two bedrooms, an en-suite to the master, and a further family bathroom. Externally, the property benefits from two allocated parking spaces. Ideally located just 0.6 miles from Romford Town Centre and the Elizabeth Line, residents enjoy access to a vibrant hub of over 400 shops, restaurants, and a traditional market. Local leisure highlights include the Sapphire Ice & Leisure centre, featuring a gym, swimming pools, and dance studios. Families are well-served by excellent nearby schools, including Hylands, St Mary's, and The Frances Bardsley Academy (all Ofsted Good), plus the Outstanding Harrow Lodge Primary, all within 0.7 miles.

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### Lease Details

125 year lease from 01st of January 2002

101 years remaining

Service Charge £1,200 per annum (includes buildings insurance).

Ground Rent TBC

Council Tax band: C

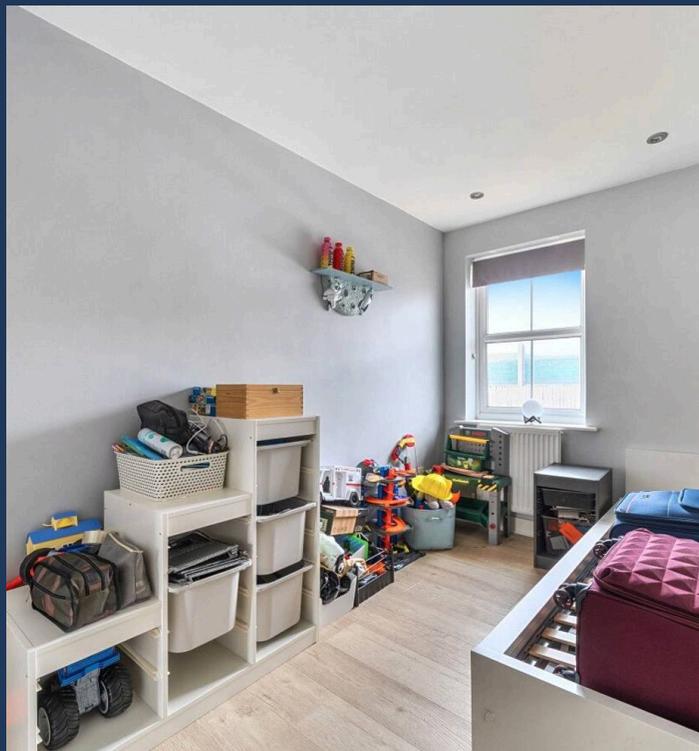
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



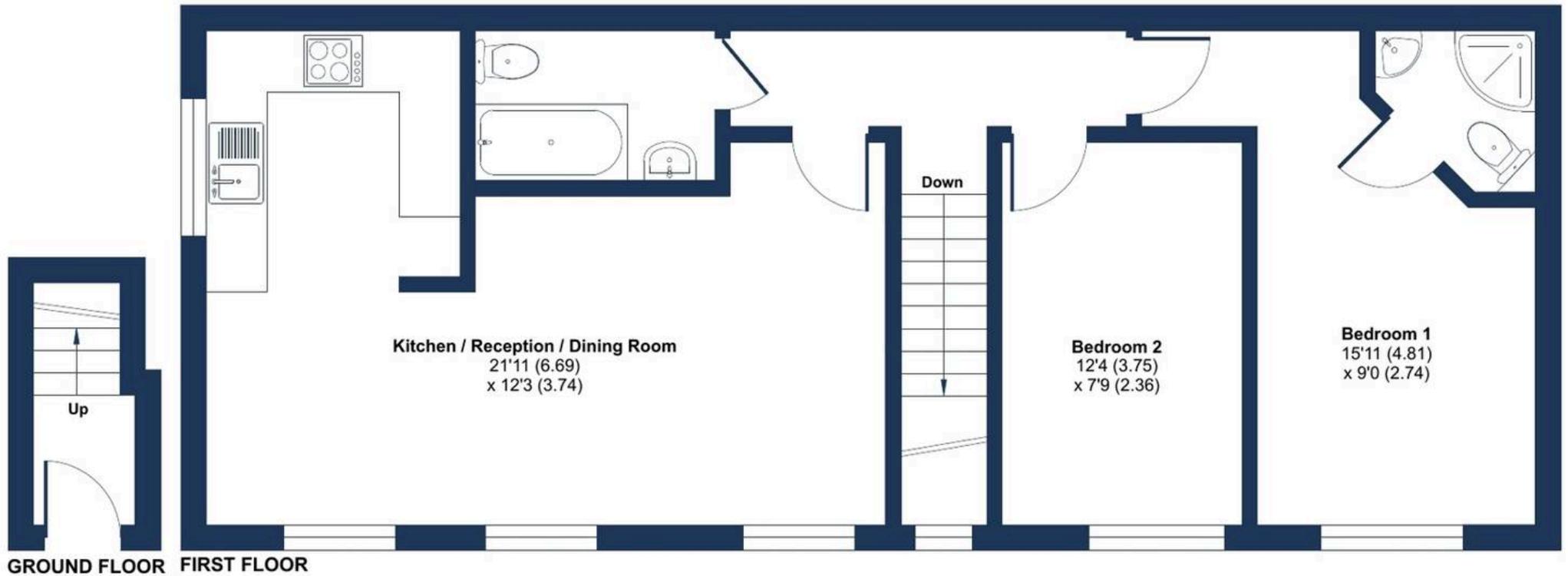
- FIRST FLOOR APARTMENT SITUATED IN HORNCHURCH
- EN-SUITE SHOWER ROOM
- TWO BEDROOMS
- BATHROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- NO ONWARD CHAIN
- EPC C
- COUNCIL TAX BAND C
- PARKING FOR TWO VEHICLES
- OPEN PLAN LIVING / DINING AREA



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Approximate Area = 706 sq ft / 65.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brookings Estate Agents. REF: 1348111



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