



**Coral Court  
Serpentine Close  
Chadwell Heath  
Romford  
Greater London  
RM6 4FL**

**Offers in Excess of £220,000**

**bettermove**

## Serpentine Close Romford

Bettermove are proud to present this top floor 1 bedroom flat in Chadwell Heath available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

This is a leasehold property with 89 years remaining on the lease; the ground rent and the service charge is combined at £2,263 per annum .

The interior of this beautifully presented property comprises a spacious living room with dining area and access to the private balcony, the fitted kitchen, one double bedroom and a three piece bathroom on the top floor of the building.

Located in the popular town of Chadwell Heath, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the Seven Kings Train Station and other stations such as Chadwell Heath and Goodmayes for the Elizabeth Line.

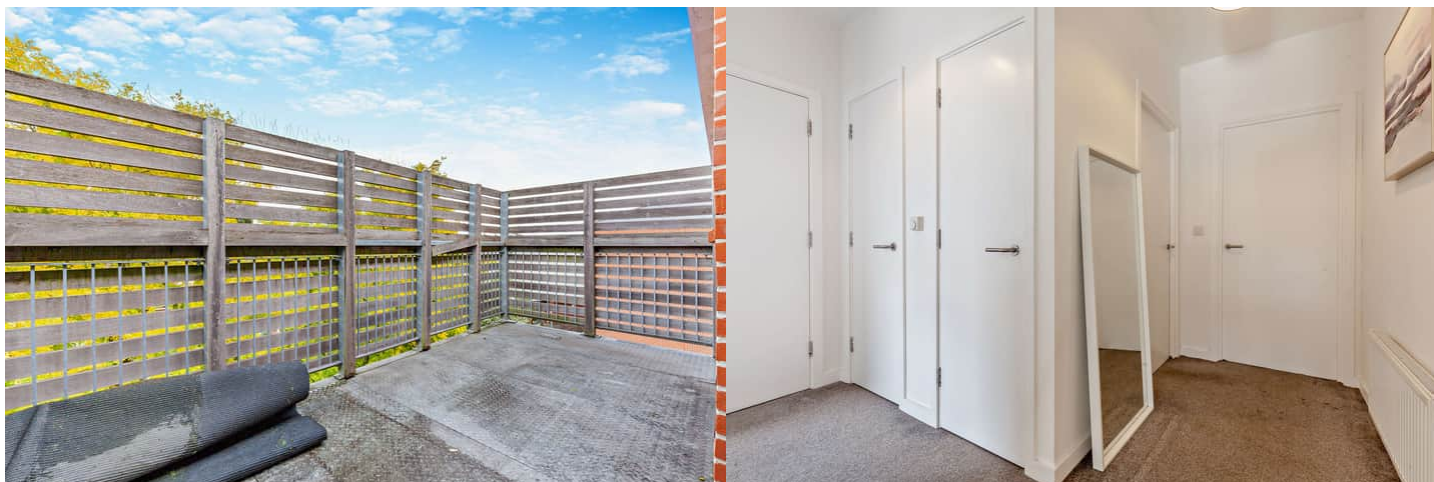
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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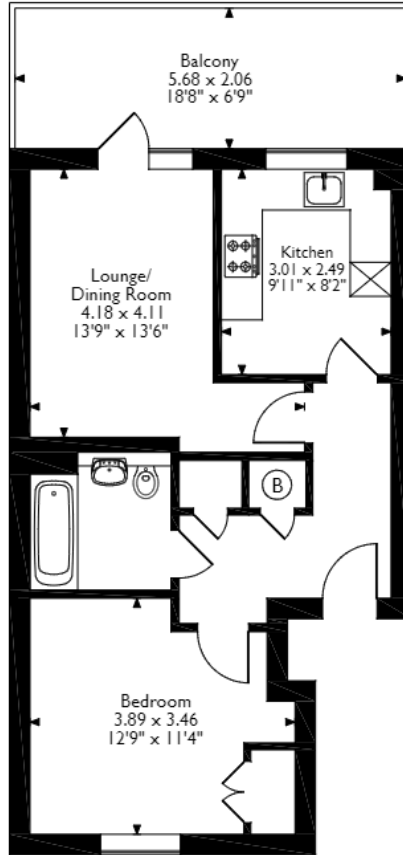
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.



Coral Court, Serpentine Close, Romford,  
 Approximate Gross Internal Area  
 46 Sq M/495 Sq Ft



**Second Floor Flat**

Please note that the location of doors, windows and other items are approximate and this diagram is to be used for guidance purposes only. Unintentional reproduction is prohibited.

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> | 74                      | 74        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |



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