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PROPERTY MARKETING EXPERTS

Erith Crescent, Romford

Guide Price £280,000

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- INVESTORS ONLY – sold with tenant in situ
- Two-bedroom ground floor maisonette
- Approximately 911 years remaining on the lease
- Investor hat on? This could be the one to add to the portfolio
- Spacious lounge/diner with direct garden access
- Good-sized rear garden
- Modern kitchen with sleek high-gloss cabinetry
- Smart, fully tiled bathroom
- Central heating throughout
- Driveway parking

GUIDE PRICE - £280,000 - £300,000

Erith Crescent, Romford – A Ready-Made Investment!

Calling all landlords and property investors!

If you're looking for an investment that's already up and running, this modern two-bedroom ground floor maisonette on Erith Crescent could be just the ticket.

Offered strictly to investors and sold with the current tenant in situ, there's no waiting around for a new tenant to move in. It's a ready-made addition to the portfolio – tenant included!

And with an incredible approximately 911 years remaining on the lease, you certainly won't be watching the lease clock anytime soon!

Step inside and you'll find a home that's modern, bright and well presented throughout, with a practical layout that makes excellent use of the space.

The lounge/diner is a real highlight, offering plenty of room to relax, dine and unwind. Even better, it leads directly out to the good-sized rear garden – perfect for enjoying a morning coffee, an evening drink or simply a little outdoor breathing space.

The modern kitchen keeps things sleek with its stylish high-gloss cabinetry, offering a contemporary finish and plenty of useful storage. The bathroom continues the modern theme and is fully tiled, creating a smart, low-maintenance finish.

Both bedrooms are well proportioned, making this a genuine two-bedroom home with the versatility tenants tend to appreciate – whether that's sleeping space, a home office or the all-important spare room.

There's also central heating to keep things cosy when the British weather does what it does best, while driveway parking takes away the daily hunt for somewhere to leave the car.

For investors, the real attraction here is simple: the property is already tenanted and is being sold with the tenant remaining in situ. That means this isn't one for buyers looking to move straight in – it's an opportunity aimed specifically at landlords and buy-to-let investors looking for an established rental property.

Modern interiors? Tick.
Two proper bedrooms? Tick.
Garden? Tick.
Driveway parking? Tick.
Huge lease remaining? Big tick.
Tenant already in place? Now we're talking.

A smart investment opportunity in Romford that's already doing the job it's supposed to do.

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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/12-erith-crescent-romford-rm5-3jj/5537837

Service Charge: tbc
Annual Ground Rent: tbc
Length of Lease: 911 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

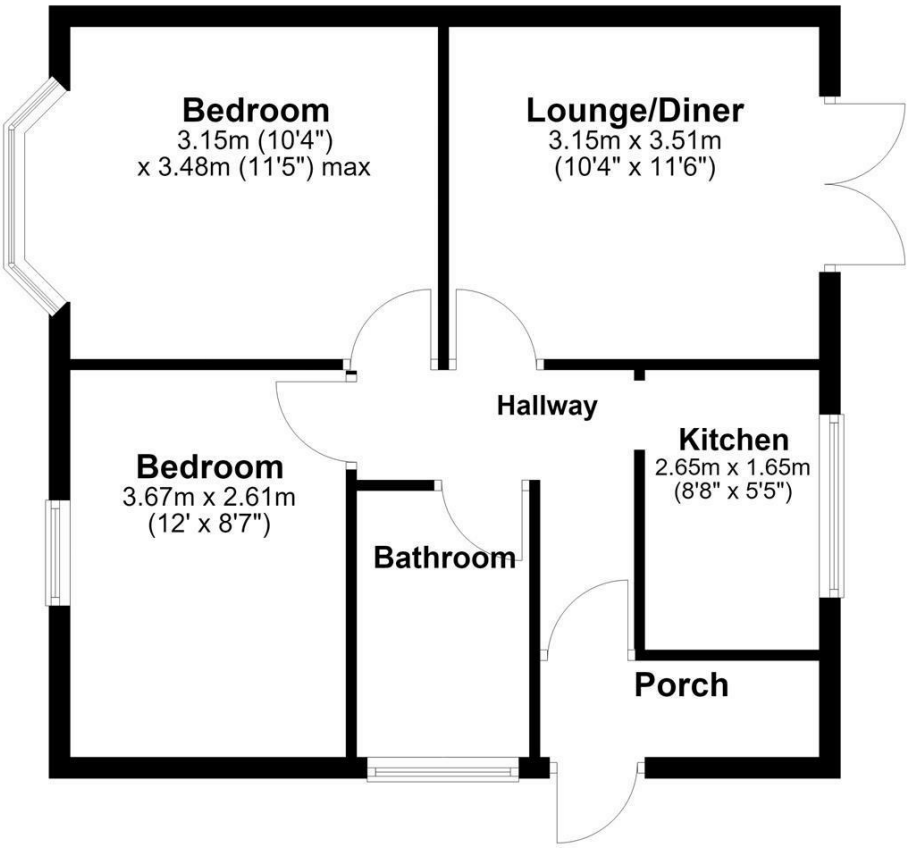
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

Ground Floor



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