



Kidman Close, Gidea Park, RM2 6GH Offers In The Region Of £300,000



****GROUND FLOOR, TWO BEDROOM, TWO BATH APARTMENT WITH PARKING MOMENTS FROM GIDEA PARK STATION ****

*** VIRTUAL TOUR ONLINE ***

OC Homes is delighted to present this beautifully presented ground-floor two-bedroom apartment, within this modern development situated moments from Gidea Park Station. The property boasts lots of natural light with lovely views of greenery from the windows in the living room and is finished to an excellent standard throughout. Accommodation comprises; a bright and spacious reception room, fitted kitchen, two well-proportioned double bedrooms (one with en-suite shower room) and a modern three-piece bathroom suite.

Further benefits include a secure entry system, allocated car parking space, additional visitor parking spaces, and communal green spaces. The property is situated in a sought-after location offering easy access to local amenities including Gidea Park Station (Elizabeth Line, direct line to Liverpool Street in 32 mins), a choice of bars, restaurants and shops within short walking distance, as well as a David Lloyds Leisure Centre, and some outstanding local schools. To arrange a viewing please call the OC Homes sales team.

- TWO BED TWO BATH
- ALLOCATED PARKING
- EXCELLENT TRANSPORT LINKS
- MODERN DEVELOPMENT
- LOTS OF LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE
- GROUND-FLOOR FLAT

Viewing

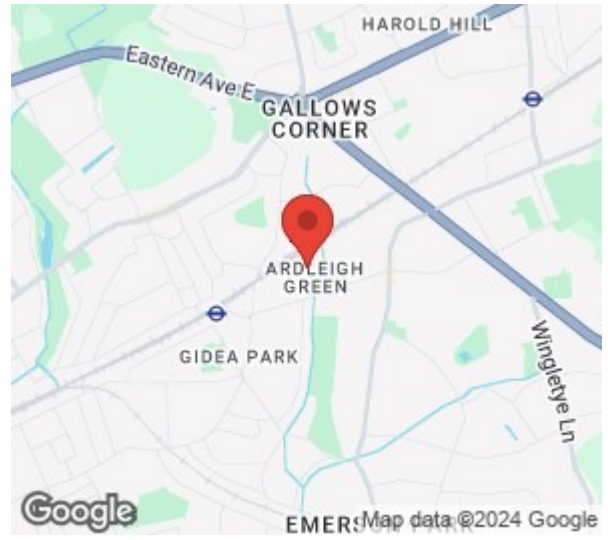
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





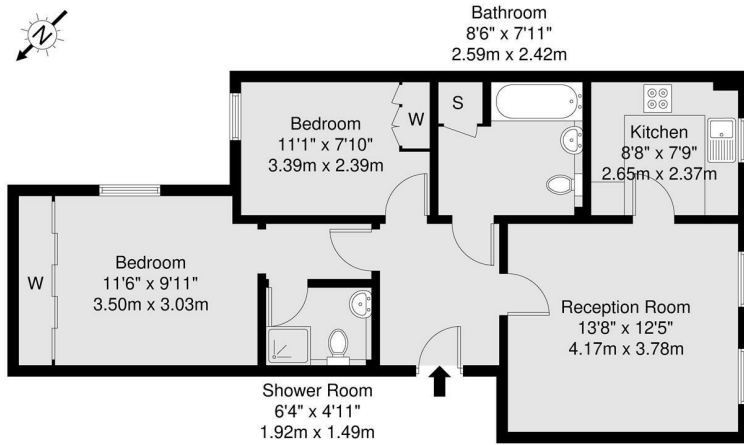
Tallis Court, Kidman Close Gidea Park, RM2

GROSS INTERNAL AREA
62.8 sq m / 675 sq ft



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Ground Floor

GROSS INTERNAL AREA (GIA)
62.8 sq m / 675 sq ft

TOTAL STORAGE SPACE
3 sq m / 32 sq ft

EXTERNAL STRUCTURAL FEATURES
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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