



## Spring Gardens, Romford, RM7 9DW

### £1,600 Per Calendar Month



\*\* STUNNING BRAND NEW DEVELOPMENT. LUXURY 1 BED APARTMENT WITH BALCONY IN ROMFORD \*\*

\* AVAILABLE FOR IMMEDIATE OCCUPATION \*

OC Homes are delighted to present to the Lettings market this stunning new collection of 1 bed apartments within the former Crown Pub development on Spring Gardens, off London Road, RM7. The development has just been completed and finished to a superb standard throughout with a choice of apartments all of excellent sizes with high end appliances and finishes. The development is located ideally for easy access to transport links and a number of local amenities.

This first floor one bedroom apartment comprises; an open plan reception room with fully fitted kitchen and private balcony, double bedroom, three piece bathroom suite, as well as plenty of storage. The property has a fitted modern open plan kitchen with top end BOSCH appliances and bright and spacious accommodation.

Built with high quality finishes by a reputable and luxury developer, the apartments will be offered unfurnished, with the option for a furniture package to be discussed with any offer. These will be available direct from the developer if the incoming tenant wishes to opt for a paid furniture package. To arrange viewings please call the OC Homes Lettings team now.

One parking space per apartment.

AVAILABLE NOW

### 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.

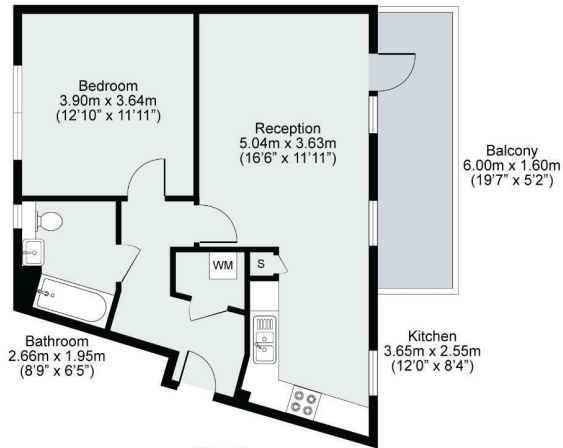
- LUXURY BRAND NEW DEVELOPMENT
- CHOICE OF 1 & 2 BED APARTMENTS
- PARKING AVAILABLE ON REQUEST
- FURNITURE PACKAGE OPTIONS AVAILABLE
- EXCELLENT TRANSPORT LINKS
- STUNNING FINISH THROUGHOUT
- LIMITED AVAILABILITY REMAINING
- AVAILABLE NOW





London Road, Romford, RM7

GROSS INTERNAL AREA  
57.0sqm / 613.5sqft



GROSS INTERNAL AREA(GIA)  
The footprint of the property  
57.0sqm / 613.5sqft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.3sqm / 3.2sqft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Staircase etc.  
9.6sqm / 103.3sqft

RESTRICTED HEAD HEIGHT  
Excluded area under 1.5m  
0.0 sqm / 0.0sqft

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.

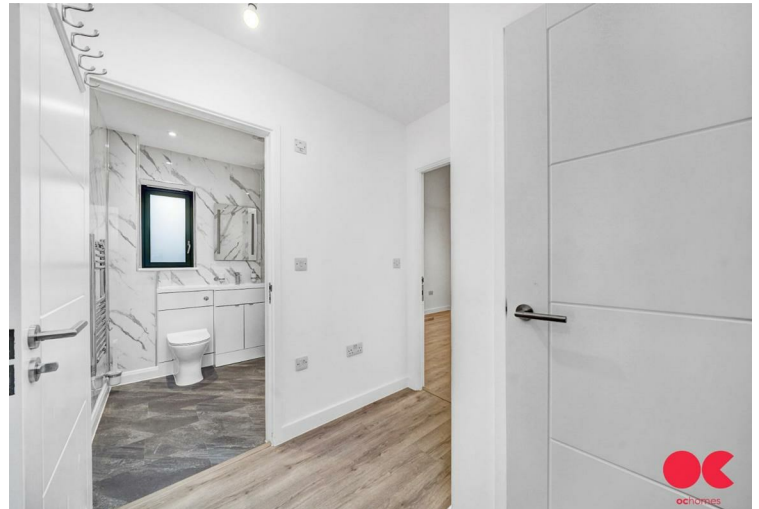
Maison  
VUE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	84

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	95	95



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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