



South Street, Romford, RM1 2AW Offers In The Region Of £260,000



**** TWO BEDROOM APARTMENT WITH TWO PARKING SPACES. WALKING DISTANCE TO STATION ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are delighted to present to the sales market, this well presented, two bedroom flat on the ground floor of this modern development located within walking distance to both Gidea Park and Romford Rail Station on Elizabeth Line and Overground as well as all the local amenities of nearby Romford town centre. The property is ideal for a first time buyer or buy to let investor and it boasts a number of benefits.

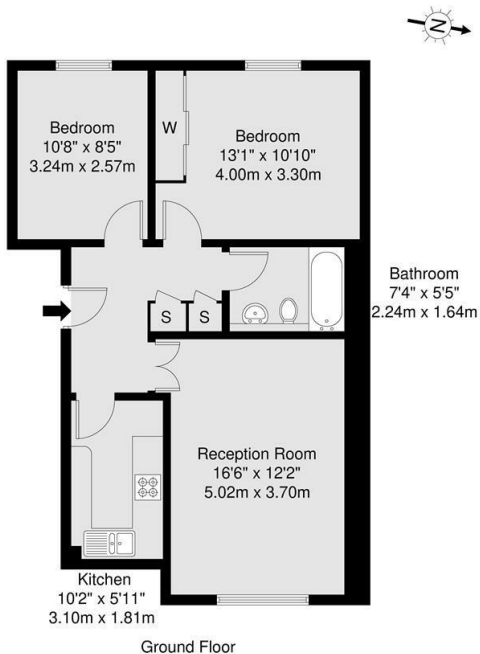
Accommodation comprises; a bright and spacious reception room, two double bedrooms, kitchen, and three piece bathroom suite. Benefits include private resident's parking for two cars within the development, secure telephone entry system, communal green space, and it is ideally situated close to local amenities and public transport links as well as a choice of green spaces. Offered vacant and chain free, the property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- 2 BED GROUND FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

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.





GROSS INTERNAL AREA (GIA)
The total floor area
57.9 sq m / 623 sq ft

TOTAL STORAGE SPACE
Storage area including built-in
1.9 sq m / 20 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Paved area
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited areas under 1.9m
0.0 sq 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(69-80) C			
(55-68) D			
(39-54) 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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		76	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.