



Kidman Close, Gidea Park, RM2 6JN

Offers In The Region Of £350,000



**** TWO BED APARTMENT WITHIN SOUGHT AFTER GATED DEVELOPMENT WITH PERIOD FEATURES AND ALLOCATED PARKING BY GIDEA PARK STATION ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are delighted to offer to the sales market this stunning two bed, two bath duplex apartment within this sought-after Grade II Listed development in Gidea Park, The Railstore. The property is located within walking distance to Gidea Park Station (Elizabeth Line) as well as a number of local amenities. The property boasts lots of natural light, is well presented throughout and is one of the larger plots in the development at 981 sq ft.

Accommodation comprises; Ground Floor; entrance hall, ground floor bathroom, a contemporary open-plan reception room with kitchen / diner, ground floor double bedroom, and stairs up to the first floor which comprises a large double bedroom and modern three piece bathroom suite. The property boasts period features throughout, including exposed brickwork and stunning arched windows.

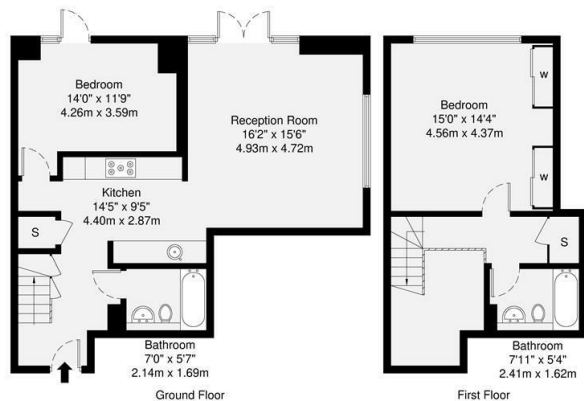
Further benefits include one allocated car parking space in addition to visitor spaces. The property is offered chain free and bound to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- TWO BED DUPLEX APARTMENT
- ALLOCATED PARKING SPACE
- GATED GRADE II LISTED DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- CIRCA 1000 SQ FT
- PERIOD FEATURES
- 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 area of the property
91.2 sq m / 981 sq ft

TOTAL STORAGE SPACE
Storage area including cupboards
3.4 sq m / 36 sq ft

EXTERNAL FEATURES
Garden, Driveway, Terrace, Porch, etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited on areas under 1.5m
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		67	77



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