



## Stafford Avenue, Hornchurch, RM11 2EX

### Offers In Excess Of £260,000

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**\*\* TWO BEDROOM APARTMENT WITHIN MODERN DEVELOPMENT CLOSE TO GIDEA PARK STATION. ALLOCATED PARKING & CHAIN FREE \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are pleased to offer for sale this well-presented two-bedroom flat, situated on the first floor of a modern development within walking distance of Gidea Park Rail Station, served by the Elizabeth Line. The property is also conveniently close to the wide range of amenities including, shops, bars, restaurants, parks and leisure facilities, all within walking distance. Ideally suited to first-time buyers or buy-to-let investors, this attractive apartment offers a range of appealing features.

The accommodation offers a bright and spacious reception room, semi open plan kitchen, two double bedrooms (one with en-suite shower room), and a modern three-piece bathroom suite. Additional benefits include private residents' parking permits, a secure telephone entry system, and access to a communal green space. Ideally located close to local amenities, excellent public transport links, and an array of amenities, this well-maintained property is presented well and is expected to generate strong interest. Contact the OC Homes sales team today to arrange your viewing.

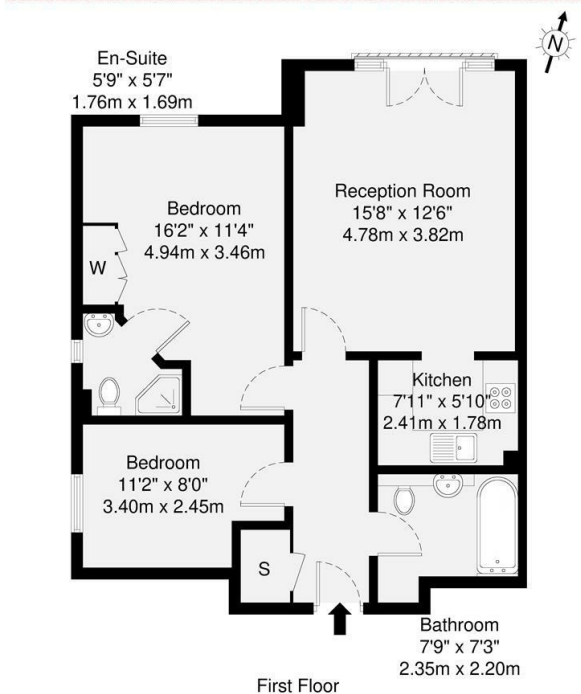
- TWO BED TWO BATH APARTMENT
- CLOSE TO GIDEA PARK STATION
- LOTS OF LOCAL AMENITIES
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME PURCHASE
- MODERN DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE

### 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  
61.7 sq m / 664 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe capacity  
1.8 sq m / 19 sq ft

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

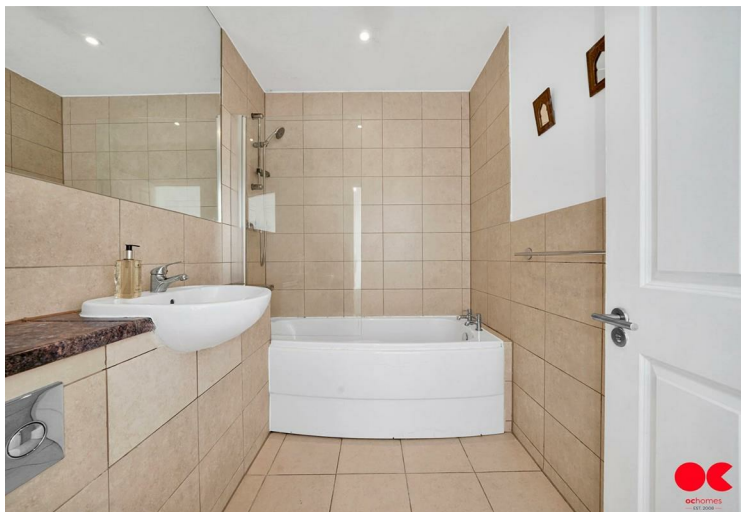
**RESTRICTED HEAD HEIGHT**  
Limiting area under 1.9m  
0.0 sq m / 0.0 sq ft

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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.