



Monkwood Close, Romford, RM1 2NQ

Offers In Excess Of £260,000



**** TWO BEDROOM APARTMENT WITHIN GATED DEVELOPMENT CLOSE TO ROMFORD STATION. TWO PARKING SPACES ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are pleased to offer for sale this well-presented two-bedroom flat, situated on the top (third) floor of a modern development within walking distance of both Romford and Gidea Park Rail Stations, served by the Elizabeth Line and Overground. The property is also conveniently close to the wide range of amenities in Romford town centre. Ideally suited to first-time buyers or buy-to-let investors, this attractive home offers a range of appealing features.

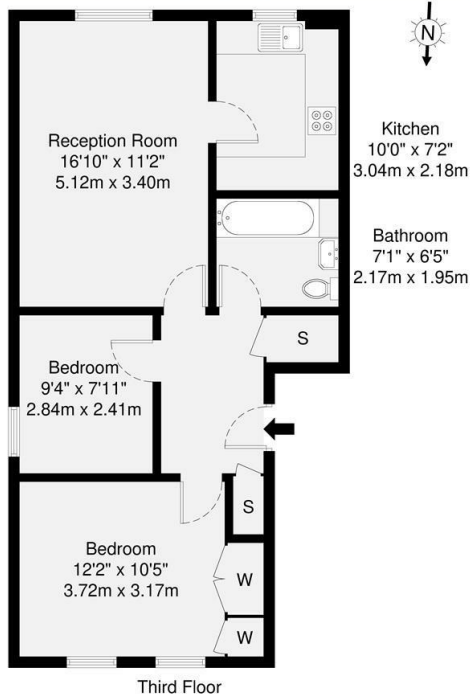
The accommodation offers a spacious reception room, two double bedrooms, a well-appointed kitchen, and a modern three-piece bathroom suite. Additional benefits include two private residents' parking permits, a secure telephone entry system, and access to a communal green space. Ideally located close to local amenities, excellent public transport links, and an array of nearby parks, this well-maintained property is presented in excellent condition by the current owner and is expected to generate strong interest. Contact the OC Homes sales team today to arrange your viewing.

- TOP FLOOR APARTMENT
- GATED DEVELOPMENT
- TWO PARKING PERMITS FOR RESIDENTS CAR PARK
- 0.5 MILES TO ROMFORD STATION
- LOT OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE

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
58.7 sq m / 631 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space
3 sq m / 32 sq ft

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

RESTRICTED HEAD HEIGHT
Limiting on area under 2.0m
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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.