



## Kidman Close, Romford, RM2 6JN

### Offers In Excess 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 a great size at 878 sq ft.

Accommodation comprises; Ground Floor; entrance hall, modern three piece bathroom suite, two double bedrooms (one with en-suite shower room), and stairs up to the first floor which benefits from lots of natural light and leads into a contemporary open-plan reception and dining area, with semi open plan fitted kitchen. 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 ideal for those looking for a home full of character and charm, masses of natural light and circa 900 sq ft of internal accommodation, in a much sought after location. It is bound to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

- STUNNING GRADE 2 LISTED DEVELOPMENT
- DUPLEX APARTMENT CIRCA 880 SQ FT
- ALLOCATED PARKING SPACE
- CLOSE TO GIDEA PARK STATION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

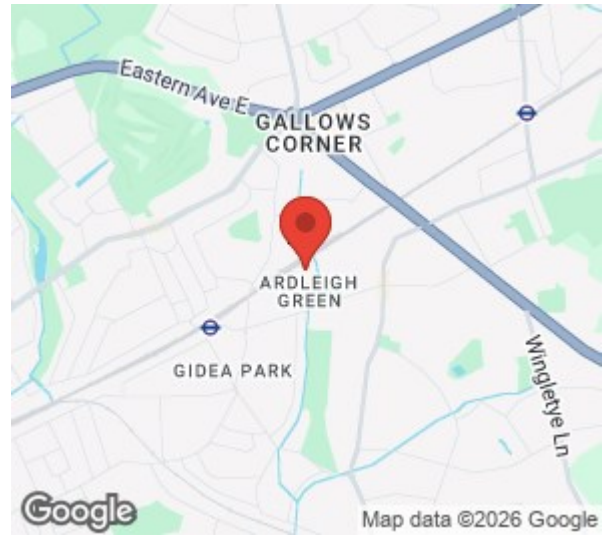
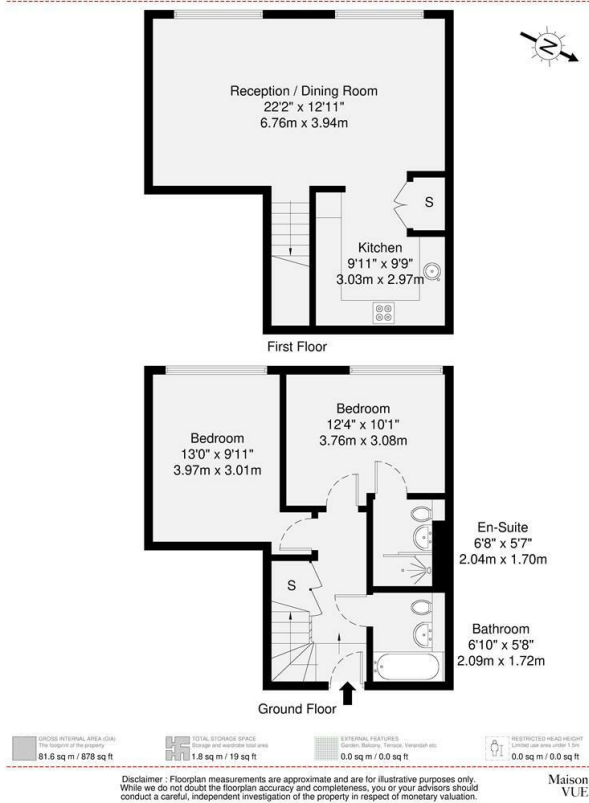
**Viewing**

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.







| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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>  |                         |           |
| (21-37) <b>F</b>                            |                         |           | (21-37) <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 |           |



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