



## Spring Gardens, Romford, RM7 9DW

**£1,600 Per Calendar Month**



\*\* STUNNING NEW DEVELOPMENT. LUXURY 1 BED APARTMENT WITH BALCONY IN ROMFORD \*\*

\* AVAILABLE FOR IMMEDIATE OCCUPATION \*

OC Homes are delighted to present to the Lettings market this stunning new collection of 1 bed apartments within the former Crown Pub development on Spring Gardens, off London Road, RM7. The development has been completed and finished to a superb standard throughout with a choice of apartments all of excellent sizes with high end appliances and finishes. The development is located ideally for easy access to transport links and a number of local amenities.

This second floor one bedroom apartment comprises; an open plan reception room with fully fitted kitchen and private balcony, double bedroom, three piece bathroom suite, as well as plenty of storage. The property has a fitted modern open plan kitchen with top end BOSCH appliances and bright and spacious accommodation.

Built with high quality finishes by a reputable and luxury developer, the apartments will be offered unfurnished, with the option for a furniture package to be discussed with any offer. These will be available direct from the developer if the incoming tenant wishes to opt for a paid furniture package. To arrange viewings please call the OC Homes Lettings team now.

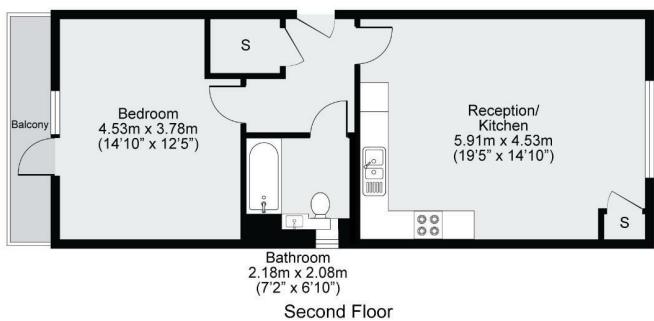
One parking space per apartment.

AVAILABLE NOW

- LUXURY BRAND NEW DEVELOPMENT
- AVAILABLE NOW
- PARKING AVAILABLE ON REQUEST
- FURNITURE PACKAGE OPTIONS AVAILABLE
- EXCELLENT TRANSPORT LINKS
- STUNNING FINISH THROUGHOUT
- LIMITED AVAILABILITY REMAINING

### 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/G  
 61.0sqm / 656.6sqft

 TOTAL STORAGE SPACE  
 1.7sqm / 18.3sqft

 EXTERNAL STRUCTURAL FEATURES  
 Guttering, downpipes, external area  
 4.1sqm / 44.1sqft

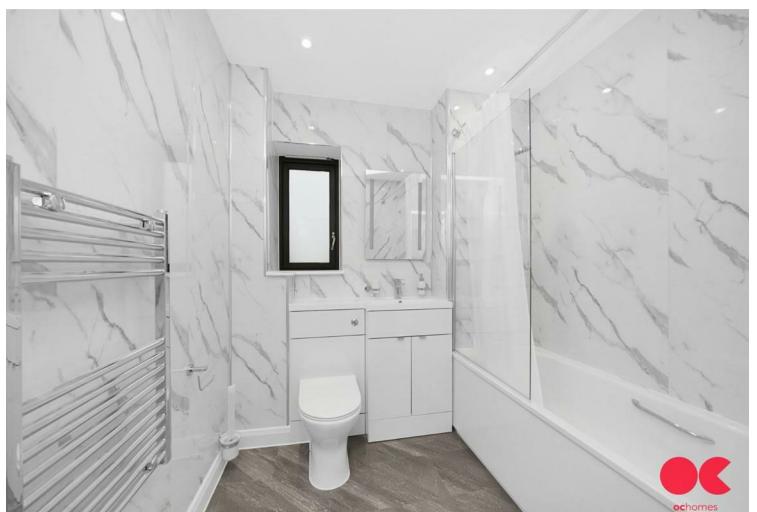
 RESTRICTED HEAD HEIGHT  
 2.18m / 7'2" min. to ceiling  
 0.0 sqm / 0.0sqft

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	
Very energy efficient - lower running costs (F2 plus) A	Current
(B1-B1) B	Potential
(B9-B0) C	84
(S5-S4) D	84
(S9-S4) E	
(Z1-Z8) F	
(T1-T0) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (F2 plus) A	Current
(B1-B1) B	Potential
(B9-B0) C	95
(S5-S4) D	95
(S9-S4) E	
(Z1-Z8) F	
(T1-T0) G	
Not environmentally friendly - higher CO <sub>2</sub> 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.