



Maxwell Road, Romford, RM7 0FF Offers In Excess Of £300,000



**** STUNNING TOP FLOOR TWO-BED APARTMENT WITHIN MODERN DEVELOPMENT CLOSE TO ROMFORD STATION. ALLOCATED PARKING & FULL-LENGTH BALCONY ****

*** VIRTUAL TOUR ONLINE ***

Guide price £315,000 - 325,000

OC Homes are delighted to present to the sales market this well-presented two-bedroom flat on the top (fifth) floor of this modern development located within walking distance to Romford Station on the Elizabeth Line, as well as all the local amenities of nearby Romford town centre. The property boasts lots of natural light and a superb full-length private balcony which spans the width of the apartment. It is a great size and ideal for a first-time buyer or buy-to-let investor.

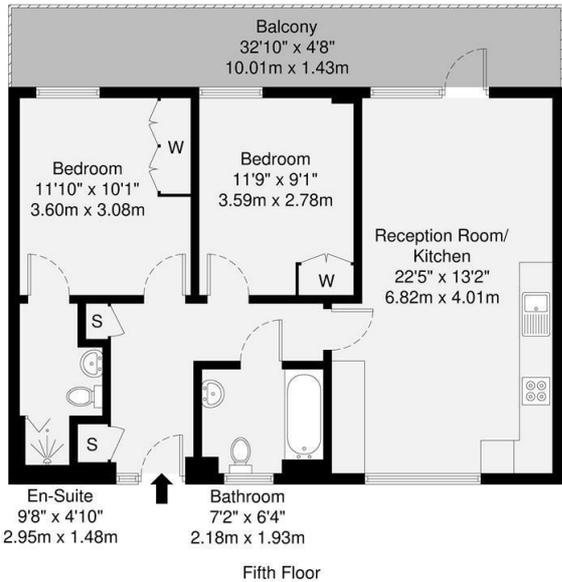
Accommodation comprises: a bright and spacious reception room with open plan kitchen and private balcony, two double bedrooms (one with an en-suite shower room), and a modern three-piece bathroom suite. Benefits include a gated undercroft resident's parking space within the development, a secure telephone entry system, a communal green space, and it is ideally situated close to local amenities and public transport links. The property is well-maintained by the current owners and is sure to attract a lot of interest. To arrange a viewing, please call the OC Homes sales team now.

- TWO BED TWO BATH
- FULL LENGTH PRIVATE BALCONY
- TOP FLOOR APARTMENT
- UNDERCROFT GATED PARKING
- COMMUNAL GARDENS
- 0.5 MILES TO ROMFORD STATION
- LOTS OF LOCAL AMENITIES
- 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 floor area
66.1 sq m / 711 sq ft

TOTAL STORAGE SPACE
Storage area including built-in
2.1 sq m / 22 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Viewings
14.3 sq m / 153 sq ft

RESTRICTED HEADHEIGHT
Lowest ceiling height in the
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		80	80

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		83	88



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.