



## Kidman Close, Gidea Park, RM2 6JN Offers In Excess Of £315,000



**\*\* TWO BED APARTMENT WITHIN SOUGHT AFTER DEVELOPMENT WITH PERIOD FEATURES AND ALLOCATED PARKING BY GIDEA PARK STATION \*\***

**\* GUIDE PRICE: £320,000-£330,000 \***

OC Homes are delighted to offer to the sales market this well presented two bed 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 ideal for buyers looking for a home full of character and charm in a sought after location.

Situated on the first floor of the North Block, within the renowned Railstore development in Gidea Park, the property is part of a sympathetically converted development in 2003 which was part of the Grade II listed Victorian industrial buildings on Kidman Close from the 1840s. Accommodation comprises; entrance hall, a contemporary open-plan reception room with kitchen / diner, two double bedrooms and modern three piece bathroom suite. The property boasts period features throughout, with high ceilings and exposed brickwork.

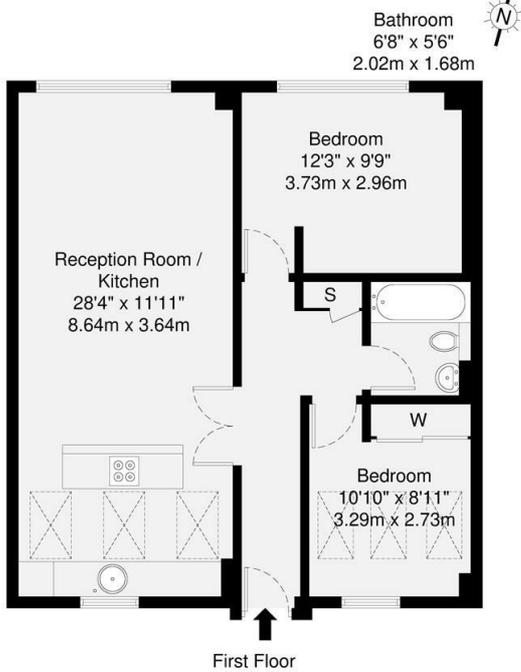
Further benefits include one allocated car parking space in addition to visitor spaces. The property is offered chain free and bound to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

### 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.

- TWO DOUBLE BEDROOM APARTMENT
- HIGH CEILINGS
- GRADE II LISTED DEVELOPMENT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER DEVELOPMENT





GROSS INTERNAL AREA (GIA)  
The interior of this property  
66.3 sq m / 713 sq ft

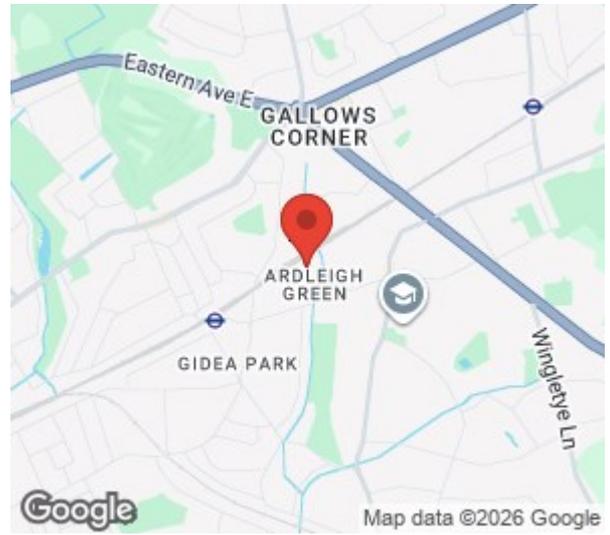
TOTAL STORAGE SPACE  
Storage and wardrobe floor area  
1.4 sq m / 15 sq ft

EXTERNAL FEATURES  
Copper, Blinds, Tiling, Transoms etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEADHEIGHT  
Landing area less than 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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-37) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>79</b>	<b>79</b>
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-37) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>79</b>	<b>79</b>
England & Wales	



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.