



## Kidman Close, Gidea Park, RM2 6GD

### Offers In Excess Of £280,000

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**\*\* BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT WITHIN MODERN DEVELOPMENT MOMENTS FROM GIDEA PARK STATION. ALLOCATED PARKING \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to present to the market this beautifully presented two bedroom apartment on the second floor of this modern development situated moments from Gidea Park Station. The property boasts lots of natural light with triple aspect windows in the reception room, and is finished to an excellent standard throughout. Accommodation comprises; bright and spacious reception room, modern fitted kitchen, two great size double bedrooms and a recently fitted, stunning three piece bathroom suite.

Further benefits include a secure entry system, allocated car parking space, additional visitor parking spaces, and communal green spaces. The property is situated in a sought after location offering easy access to local amenities including Gidea Park Station (Elizabeth Line, direct line to Liverpool Street in 30 mins), a choice of bars, restaurants and shops within short walking distance, as well as a David Lloyds Leisure Centre, and some outstanding local schools. To arrange a viewing please call the OC Homes sales team.

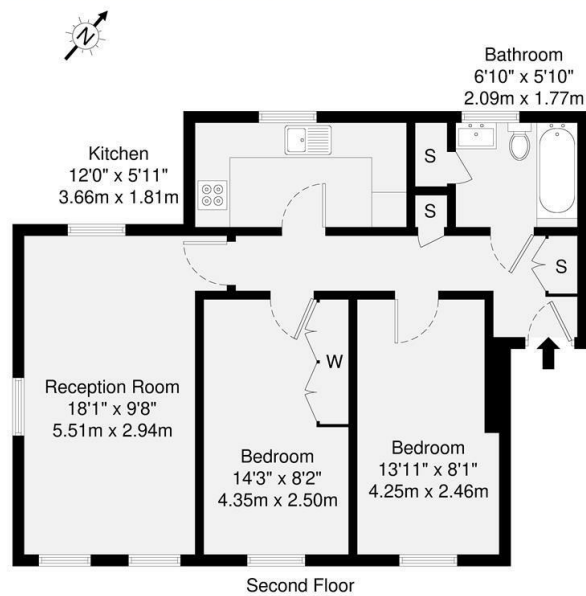
- WELL FINISHED TWO BED APARTMENT
- MODERN DEVELOPMENT
- ALLOCATED PARKING
- TRIPLE ASPECT WINDOWS IN LIVING AREA
- NEWLY FITTED MODERN BATHROOM
- GREAT SIZE DOUBLE BEDROOMS
- WALKING DISTANCE TO GIDEA PARK STATION
- LOTS OF LOCAL AMENITIES

### 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 interior of this property  
59.9 sq m / 645 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe space  
2.4 sq m / 26 sq ft

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

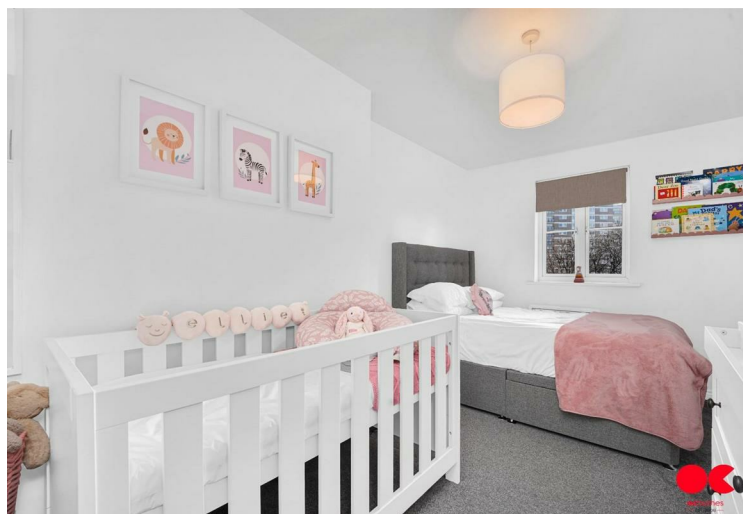
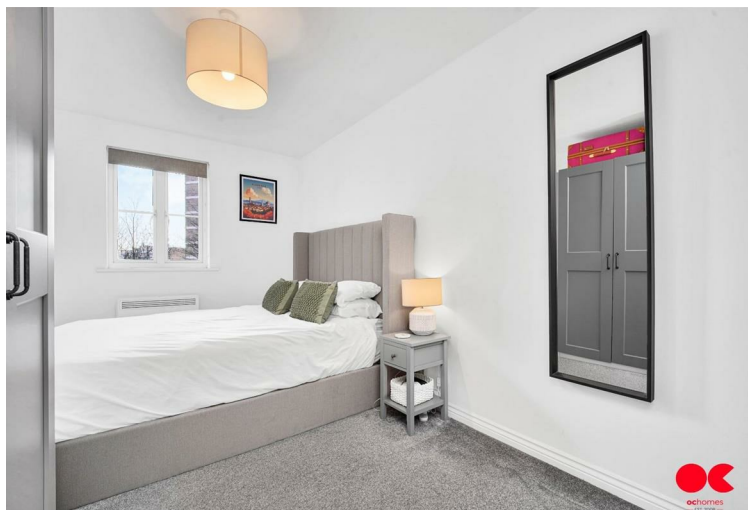
**RESTRICTED HEAD HEIGHT**  
Landing and stairs under 2.0m  
0.0 sq m / 0.0 sq ft

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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <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	



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.