



London Road, Romford, RM7 9DG

Offers In Excess Of £200,000



**** WELL PRESENTED ONE-BED APARTMENT WITHIN MODERN DEVELOPMENT CLOSE TO ROMFORD STATION & BREWERY SHOPPING CENTRE ****

OC Homes are delighted to present to the sales market this well-presented one-bedroom flat within a well maintained purpose built block on London Road, within walking distance (0.6 miles) to Romford Station on the Elizabeth Line, as well as all the local amenities of nearby Romford town centre and The Brewery Shopping Centre. The property boasts lots of natural light and is presented well throughout. It is located ideally with lots of local amenities and ideal for a first-time buyer or buy-to-let investor. There is a long lease of over 990 years remaining and a relatively low service charge.

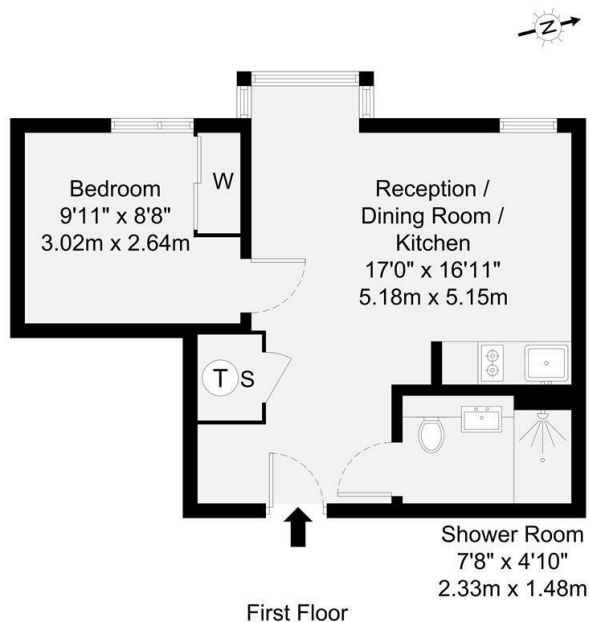
Accommodation comprises: entrance hallway, open plan reception room with modern fitted kitchen, double bedroom, and modern three-piece bathroom suite. The development is ideally situated close to local amenities and public transport links. The property is well-maintained by the current owner and is sure to attract a lot of interest. To arrange a viewing, please call the OC Homes sales team now.

- WELL PRESENTED THROUGHOUT
- MODERN DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE
- LOW MAINTENANCE CHARGES
- OPPOSITE LOCAL PARK
- 10-12 MINUTE WALK TO ROMFORD STATION

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 of the property
 34.1 sq m / 367 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe floor area
 1.9 sq m / 20 sq ft

EXTERNAL FEATURES
Double Glazing, Terrace, Landscaping etc.
 0.0 sq m / 0.0 sq ft

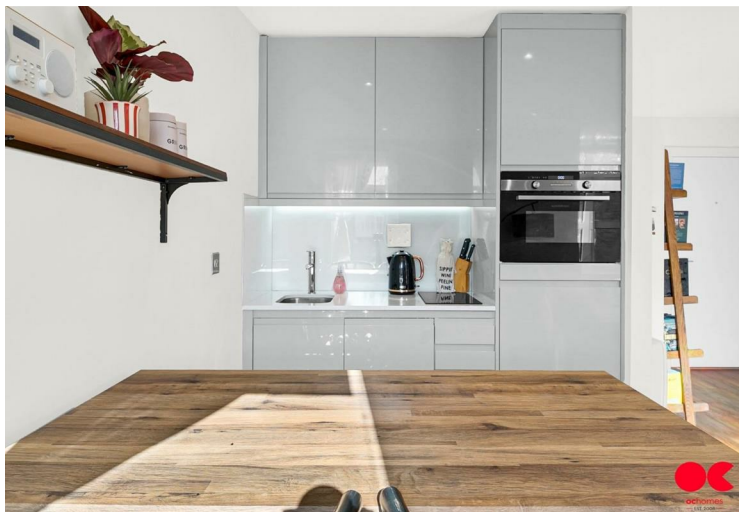
RESTRICTED HEADHEIGHT
Lowest ceiling area under 1.9m
 0.0 sq m / 0.0 sq ft

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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.