



64 Nyall Court

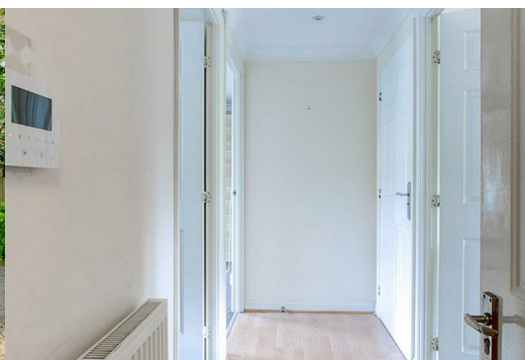
Gidea Park, RM2 6GE

Offers In The Region Of £300,000



CHAIN FREE!! NEW BOILER, NEW CARPETS!! Smooth Move are delighted to offer for sale this light and airy 2 bedroom purpose built ground floor flat in the ever popular Kidman Close development. Located less than half a mile from Gidea Park Station and convenient for major road networks, this property is ready to move into.

Benefitting from a new boiler installed June 2022, fitted kitchen, lounge diner with patio doors leading to communal garden, en-suite to bedroom one, gas central heating and an allocated parking space, this property represents excellent value. To arrange a viewing please call 01277 600700.



Hallway 10'9" x 3'10" (3.28m x 1.17m)
Secure communal main entrance opens to communal hallway and access to flat front door. Interior hallway with laminate flooring and radiator.

Lounge Area 14'8" x 14'1" (4.47m x 4.29m)
Feature fire place, radiator and door to kitchen, carpet

Dining Corner 7'9" x 4'2" (2.36m x 1.27m)
With double patio doors directly onto the communal garden, carpet

Kitchen 8'7" x 7'11" (2.62m x 2.41m)
Range of fitted eye level and base units, stainless steel sink, space for fridge and washing machine, window to rear aspect, radiator and tiled floor. The new boiler installed in June 2022 has a 2 year standard warranty which it is understood can be extended

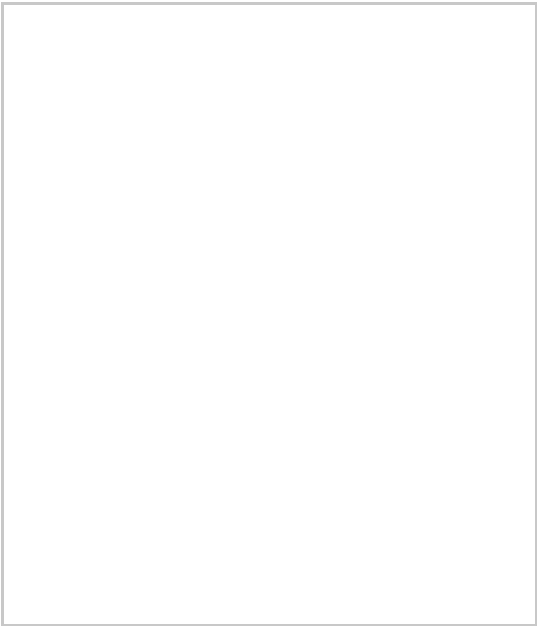
Bedroom 1 11'1" x 10'5" (3.38m x 3.18m)
Window to front aspect, radiator under, carpet

Ensuite Bedroom 1
With shower, wash hand basin and WC, tiled floor and part tiled walls

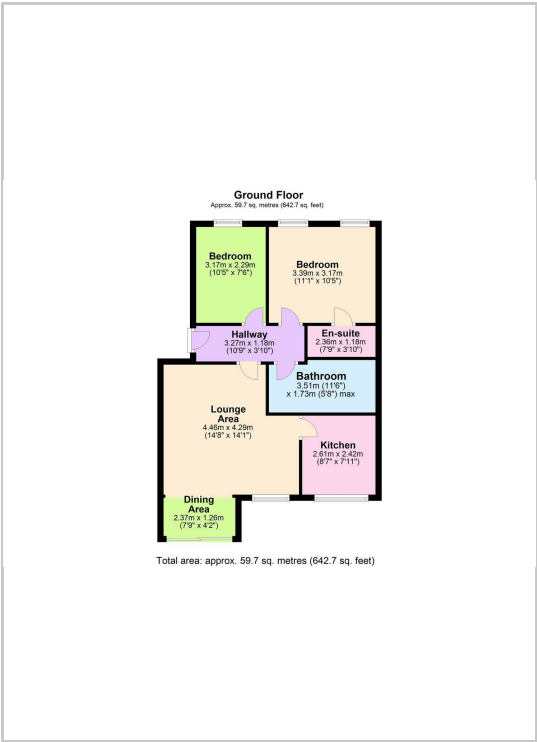
Bedroom 2 10'5" x 7'6" (3.18m x 2.29m)
Window to front aspect, radiator under, carpet

Main Bathroom 11'6" x 5'8" (3.51m x 1.73m)
A spacious bathroom with bath and shower over, wash hand basin, WC, radiator, storage/airing cupboard, tiled floor

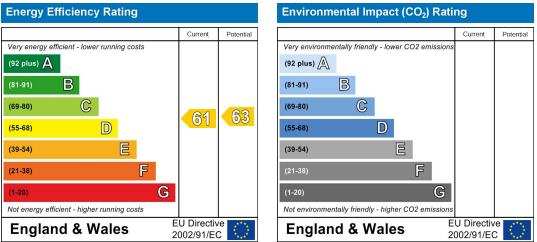
Area Map



Floor Plans



Energy Efficiency Graph



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