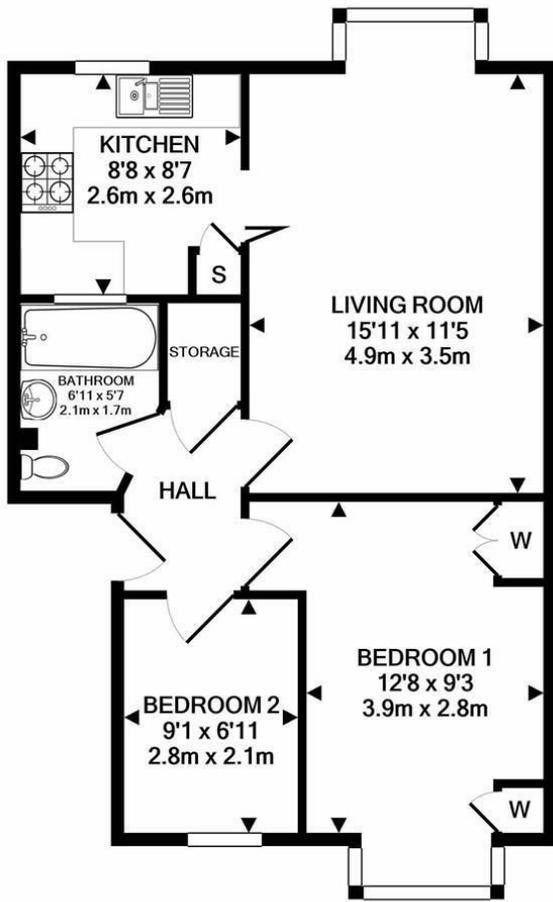




**Keith  
Ashton**

Harkness Close,  
Romford



TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.5 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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## 8 Harkness Close, Romford, RM3 9NX

We are delighted to offer for sale this second floor, purpose built, two bedroom flat, located in a well maintained block, with views to the rear over Central Park. Accommodation comprises of spacious lounge with a large bay window overlooking the park and woodland. There is an oak fitted kitchen with appliances, to include : gas cooker, washing machine and fridge/freezer. The master bedroom has a good range of modern fitted wardrobes and there is a second bedroom alongside. The bathroom is fitted in a matching, three piece white suite and has a shower mixer tap over bath. The property also has a large, part boarded loft area which has power and light connected and is accessed via a pull down loft ladder. Externally, in addition to an allocated parking space there is also a garage in a block, there are also communal gardens. The property has gas central heating via radiators, upvc double-glazing, and benefits from a long lease, with 153 years remaining. Central Park Leisure Centre itself is a modern recreational centre, with swimming pool and a gym, and there is a recently opened Lidl supermarket opposite. Offered with no on-going chain.

Guide Price £225,000

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(82 plus) <b>A</b>	
(69-81) <b>B</b>		(69-81) <b>B</b>	
(55-68) <b>C</b>		(55-68) <b>C</b>	
(39-54) <b>D</b>		(39-54) <b>D</b>	
(29-38) <b>E</b>		(29-38) <b>E</b>	
(15-28) <b>F</b>		(15-28) <b>F</b>	
(1-14) <b>G</b>		(1-14) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

### SERVICES:

Local Authority: Romford  
Council tax band: C  
Post code: RM3 9NX

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

### MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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