



Guide Price £280,000 - £290,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | First Floor | Council Tax Band D | EPC B | Ref NBC220782

Nyall Court Kidman Close RM2 6GE

Two bedrooms. Two bathrooms. Large apartment with living room overlooking greenery. Modern kitchen and bathroom. Good sized second bedroom 10'6 x 7'5 (ideal as home office). First floor apartment. Allocated parking space. Access to communal garden. Access to Gidea Park Station (Crossrail). Security entrance phone. Council Tax Band D. EPC B.

- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Modern Kitchen and Bathroom
- Good Sized Second Bedroom 10'6 x 7'5
- Allocated Parking Space
- Communal Garden for Nyall Court Residents



Scan the QR code for full details and key information on this property.





Beresfords - Gidea Park Sales

Beresfords Residential
85 Main Road
Gidea Park
Essex
RM2 5EL

T: 01708 730 255

E: gideaparksalesdept@beresfords.co.uk

www.beresfords.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Service Charge (per annum):

£1797.03

Lease Expiry Date: 01/01/2150

123 Years Remaining

Ground Rent (per annum):

£125



TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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