



Guide Price £270,000 - £280,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band C | EPC D | Ref GPS240132

Royle Close Gidea Park RM2 5PS

First-floor apartment in a prime location. This 2-bedroom property boasts a bright and airy feel, perfect for modern living. Complete with communal gardens and a garage, this quiet and convenient home is both affordable and accessible.

- First Floor Apartment
- Two Bedrooms
- Lounge/Diner
- Communal Gardens
- Garage
- Close to Local Amenities
- 0.7 Miles to Gidea Park Station
- Viewing Recommended



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





Beresfords - Gidea Park Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£ TBC

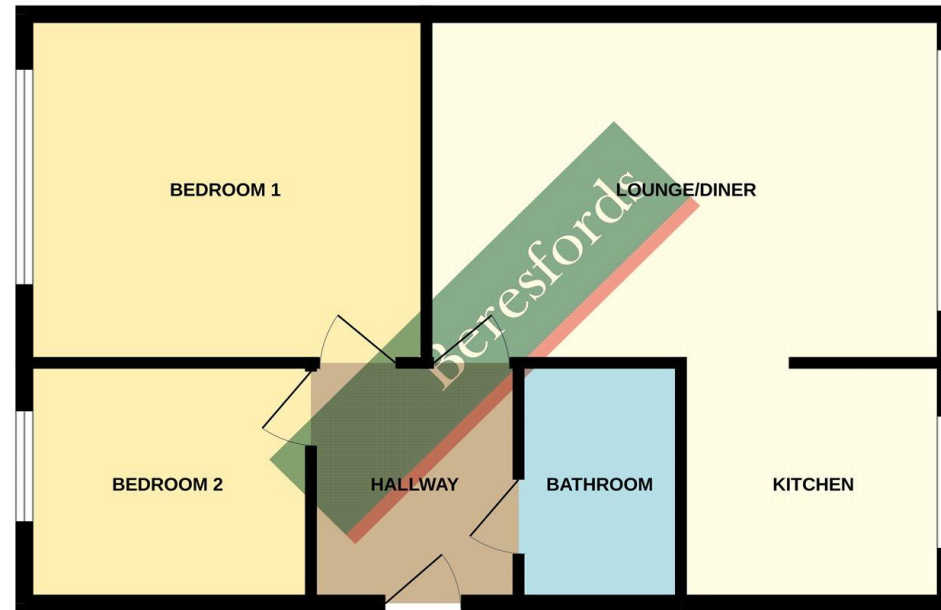
Lease Expiry Date: August 2150

124 Years Remaining

Ground Rent (per annum):

£ TBC

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Hallway 6'7" x 5'5" (2m x 1.65m)

Bedroom One 13'3" x 9'7" (4.04m x 2.92m)

Bedroom Two 9'6" x 7'6" (2.9m x 2.29m)

Living Room/Diner 17'2" x 11'9" (5.23m x 3.58m)

Kitchen 8'9" x 8'1" (2.67m x 2.46m)

Bathroom 6'4" x 5'4" (1.93m x 1.63m)

Garage

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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