



Beresfords

Guide Price £250,000 - £260,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band C | EPC B | Ref GPS260109

Oldchurch Road Romford RM7 0BG

Ideally located within a short walk to Romford Overground station is this stunning first floor apartment situated in a secure gated development offering two bedrooms, spacious living room with balcony, fully fitted kitchen with integrated appliances, modern shower room and allocated parking space.

- Stunning First Floor Apartment
- No Onward Chain
- Two Bedrooms
- Spacious Living Room with Balcony
- Fitted Kitchen with Integrated Appliances
- Modern Shower Room
- Beautifully Presented
- Secure Gated Parking
- Ideal First Time Buy or Buy to Let Investment
- Short Walk to Romford Overground (Elizabeth Line)



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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£2372.03

Lease Expiry Date: 31/12/2128

102 Years Remaining

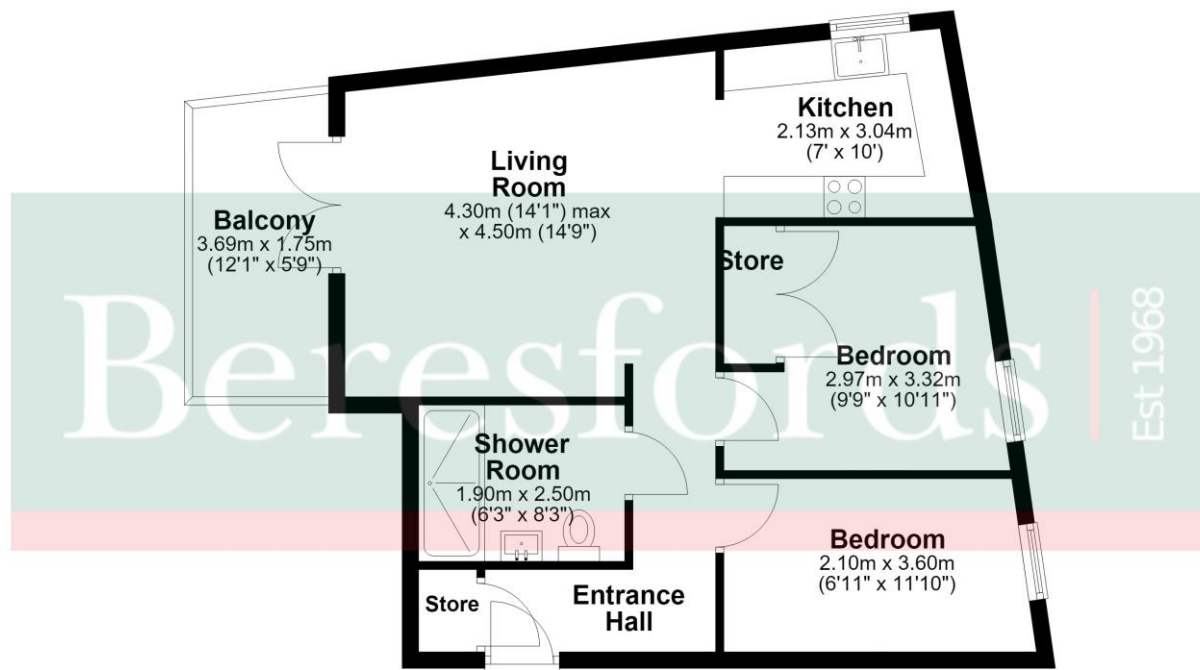
Ground Rent (per annum):

£200



First Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Blade Court

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