

Beresfords Est 1968



Beresfords

Asking Price £260,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Upper Floor | Council Tax Band C | EPC C | Ref NBC250988

Derwent Court Riverside Close RM1 1EQ

Situated within a modern riverside development just moments from Romford town centre and Elizabeth Line station, this well-presented two-bedroom apartment offers spacious, well-planned accommodation extending to approximately 662 sq. ft with an ensuite and an allocated parking space (subject to confirmation).

- Two Double Bedrooms
- En-Suite to Principal Bedroom
- Spacious Living Room
- Separate Fitted Kitchen
- Modern Family Bathroom
- Multiple Storage Cupboards
- Approx. 662 Sq. Ft. (61.5 Sq. M.)
- Allocated Parking
- Walking Distance to Romford Elizabeth Line Station and Town Centre



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

Service Charge (per annum):

£2125

Lease Expiry Date: 30/06/2131

104 Years Remaining

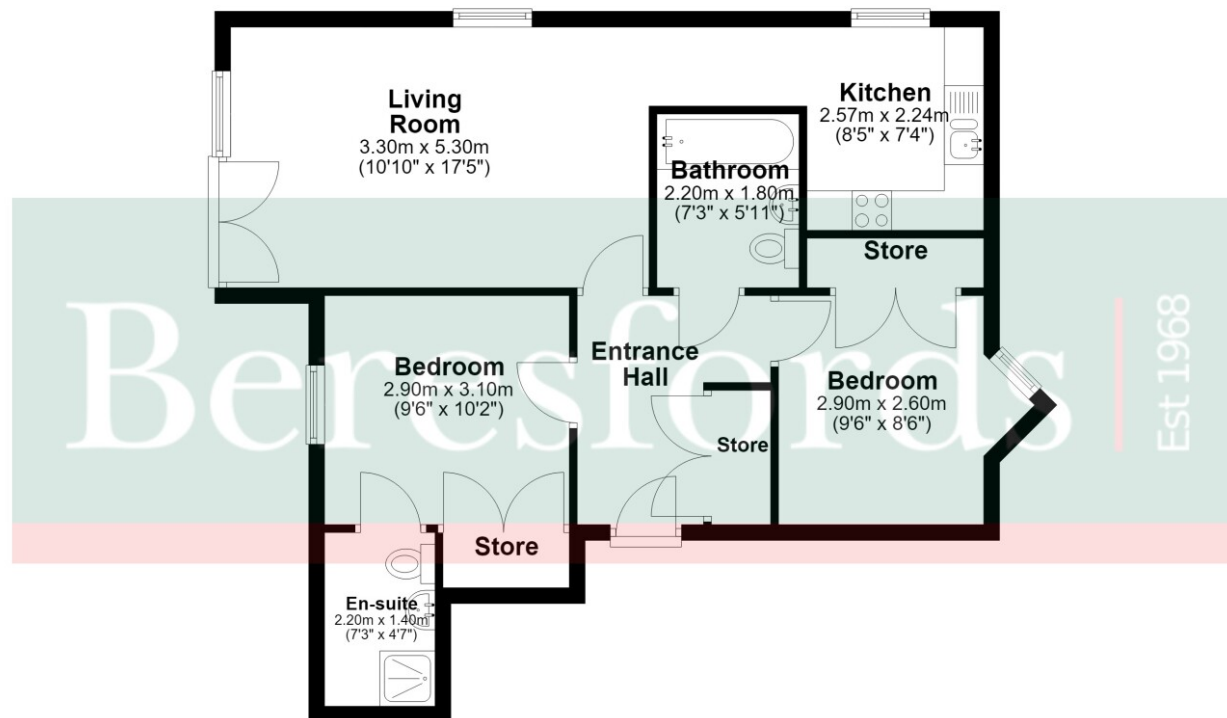
Ground Rent (per annum):

£175



First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 61.5 sq. metres (662.3 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.

Derwent Court

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