

Beresfords Est 1968



Beresfords

Asking Price £350,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | Upper Floor | Council Tax Band D | EPC C | Ref GPS260169

Malachite House Compass Way RM1 1DF

A beautifully presented two-bedroom first-floor apartment offering approximately 741 sq ft, featuring a stylish open-plan lounge/kitchen/diner, private balcony, contemporary bathroom, Lift, excellent storage and secure underground parking. Ideally located for Romford town centre, and the Elizabeth Line.

- Two double bedrooms
- Lift
- 741 sq. ft. / 68.8 sq. m.
- Stylish open-plan lounge/kitchen/diner
- Private balcony
- Modern fitted kitchen with integrated appliances
- Contemporary family bathroom
- Excellent built-in storage
- Secure underground parking
- Well-maintained modern development
- Beautifully presented throughout
- Close to Romford town centre and Elizabeth Line
- Communal landscaped grounds



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

Service Charge (per annum):

£1375

Lease Expiry Date: 01/01/2147

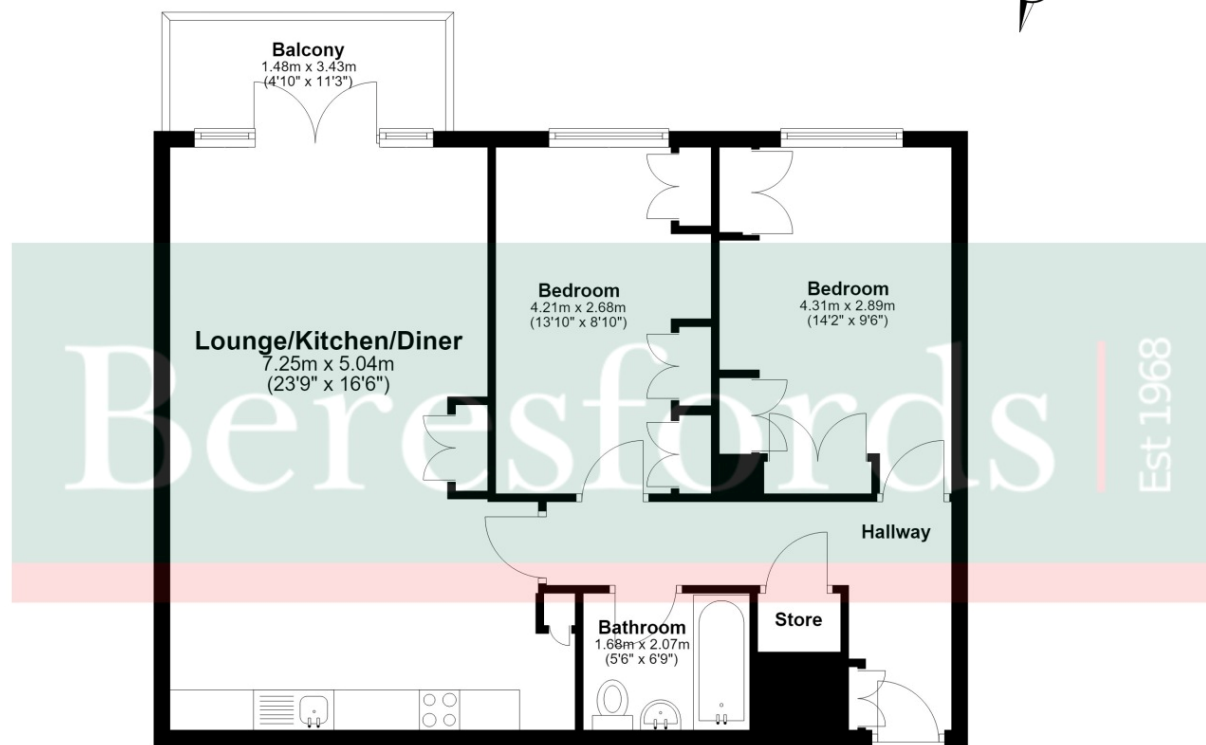
120 Years Remaining

Ground Rent (per annum):

Included in Service Charge payment

First Floor

Approx. 68.8 sq. metres (741.1 sq. feet)
(excluding Balcony)



Total area: approx. 68.8 sq. metres (741.1 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.

Malachite House, Compass Way

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