

Beresfords | Est 1968



Beresfords

Guide Price £200,000 - £210,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | Upper Floor | Council Tax Band C | EPC C | Ref GPS250082

Kidman Close Gidea Park RM2 6JD

An affordable and well-maintained property boasting a modern and inviting interior. Enjoy the convenience of communal gardens. Ideal for professionals or couples seeking a comfortable urban lifestyle. Book your viewing today.

- 1 Bedroom Apartment
- Upper Floor
- Chain Free
- Popular Development
- Ideal First Time Buy or Buy to Let Investment
- Short Walk to Gidea Park Station (Elizabeth Line)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£1,868.77

Lease Expiry Date: 01/01/2154

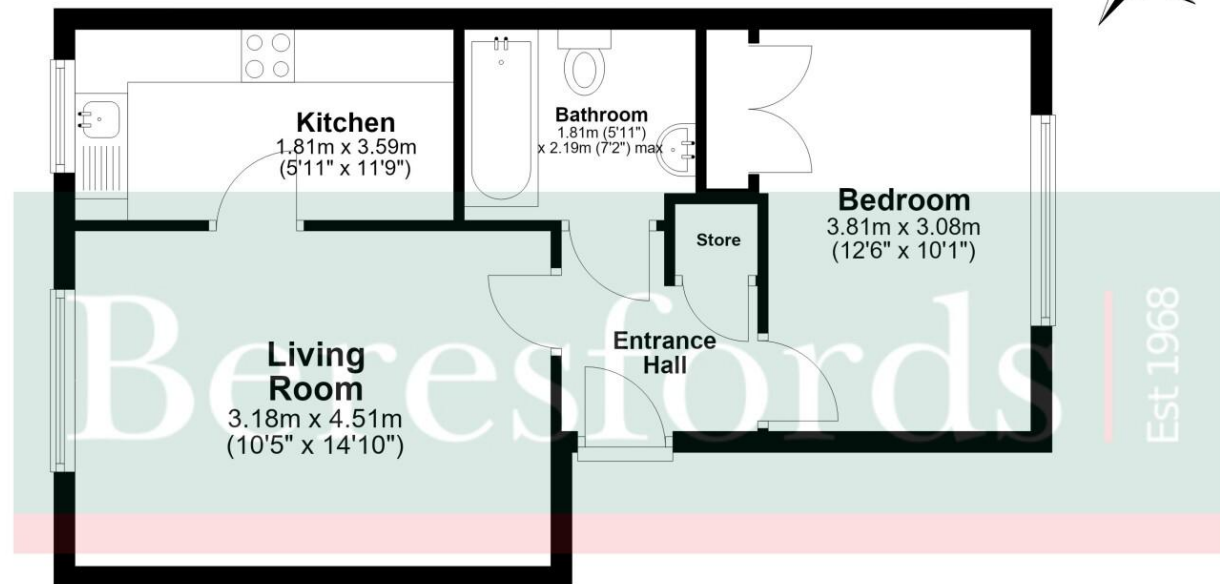
127 Years Remaining

Ground Rent (per annum):

£250

Third Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 40.4 sq. metres (435.3 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.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

Wellington House

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.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property