



Mawney Road, Romford, RM7 7HB

Offers In Excess Of £230,000



****STYLISH GROUND FLOOR LIVING WITH DIRECT ACCESS TO BEAUTIFUL COMMUNAL GARDENS, ALLOCATED PARKING AND CLOSE TO ROMFORD STATION (ELIZABETH LINE)****

OC Homes are delighted to present this well-presented ground floor one-bedroom apartment, perfectly positioned within this popular and well-maintained development, offering an excellent opportunity for first-time buyers, and investors alike.

Extending to approximately 474 sq ft (44.1 sq m), the property offers bright and spacious accommodation throughout. The welcoming entrance hall leads into an impressive 22' open-plan living, dining and kitchen area, providing a fantastic entertaining space with plenty of natural light. Double patio doors open directly onto a private patio area overlooking the beautifully maintained communal gardens, creating the perfect spot to relax or enjoy outdoor dining.

The generous double bedroom benefits from a fitted wardrobe, while the modern fitted kitchen offers ample worktop and storage space. Completing the accommodation is a well-appointed family bathroom.

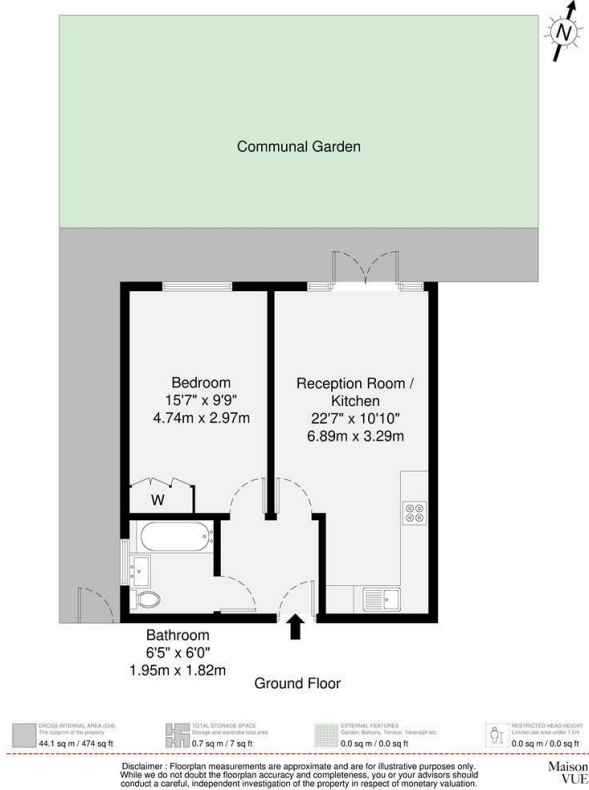
Further benefits include gas central heating, double glazing, secure entry phone system, allocated residents' parking (one space), and access to attractive communal gardens.

- SPACIOUS GROUND FLOOR APARTMENT
- 474 SQ FT (44.1 SQ M) OF ACCOMMODATION
- BRIGHT 22FT OPEN-PLAN LIVING/KITCHEN/DINING AREA
- DOUBLE DOORS OPENING ONTO PATIO OVERLOOKING COMMUNAL GARDENS
- SECURE ENTRY PHONE SYSTEM
- ONE ALLOCATED RESIDENTS' PARKING SPACE
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- WALKING DISTANCE TO ROMFORD TOWN CENTRE
- EASY ACCESS TO ROMFORD ELIZABETH LINE & NATIONAL RAIL STATION
- LEASE: 110 YEARS

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	80
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.