



Maxwell Road, Romford, RM7 OFF Offers In Excess Of £300,000



** STUNNING TOP FLOOR TWO-BED APARTMENT WITHIN MODERN DEVELOPMENT CLOSE TO ROMFORD STATION. ALLOCATED PARKING & FULL-LENGTH BALCONY **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to present to the sales market this well-presented two-bedroom flat on the top (fifth) floor of this modern development located within walking distance to Romford Station on the Elizabeth Line, as well as all the local amenities of nearby Romford town centre. The property boasts lots of natural light and a superb full-length private balcony which spans the width of the apartment. It is a great size and ideal for a first-time buyer or buy-to-let investor.

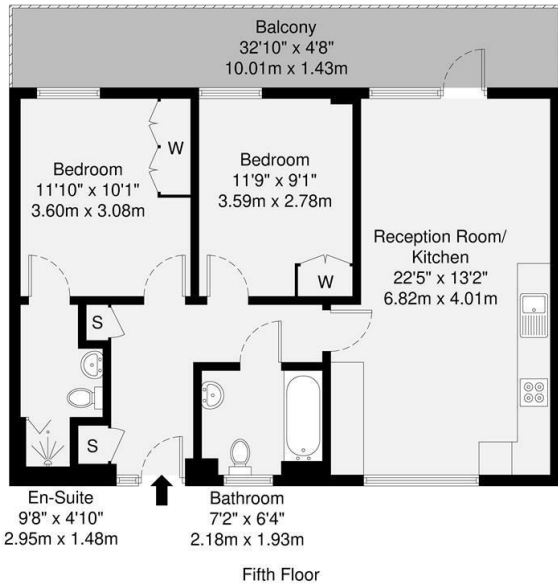
Accommodation comprises: a bright and spacious reception room with open plan kitchen and private balcony, two double bedrooms (one with an en-suite shower room), and a modern three-piece bathroom suite. Benefits include a gated undercroft resident's parking space within the development, a secure telephone entry system, a communal green space, and it is ideally situated close to local amenities and public transport links. The property is well-maintained by the current owners and is sure to attract a lot of interest. To arrange a viewing, please call the OC Homes sales team now.

- TWO BED TWO BATH
- FULL LENGTH PRIVATE BALCONY
- TOP FLOOR APARTMENT
- UNDERCROFT GATED PARKING
- COMMUNAL GARDENS
- 0.5 MILES TO ROMFORD STATION
- LOTS OF LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE

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.





GROSS INTERNAL AREA (GIA)
The Internal Floor Space
66.1 sq m / 711 sq ft

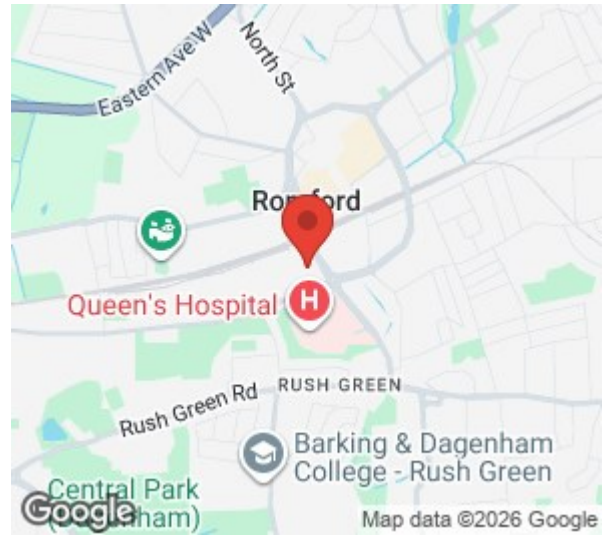
TOTAL STORAGE SPACE
Storage area including wardrobes
2.1 sq m / 22 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Viewings
14.3 sq m / 153 sq ft

RESTRICTED HEAD HEIGHT
Limited clearances under 2.0m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 80, Potential: 80

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 83, Potential: 88

England & Wales

England & Wales



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