



Regent Court, Main Road, Gidea Park, RM2

Offers Over £300,000

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Offered for sale with the added advantage of no onward chain, considered an ideal first purchase and located in a sought-after area, just 0.4 miles from Gidea Park Elizabeth Line station is this 2 bedroom purpose built, first floor apartment.

The property has the added benefit of being sold with a share of the freehold, 981-year lease and its own private garage.

Accessed via a secure entry phone system, the internal accommodation commences with a welcoming hallway with large storage area immediately to your left. Leading through to the spacious and bright lounge, the south facing window and single door floods the room with natural light with direct access to a convenient balcony. Decorated with modern, neutral tones, the room also easily accommodates a table and chairs for dining purposes.

The separate kitchen has an abundance of above and below units, worktops to three sides, space for essential appliances and views over the communal gardens.

Two double bedrooms are situated in opposite corners of the apartment with the master measuring 14'6 x 9', allowing plenty of space for wardrobes and other storage. Both rooms are finished with painted walls and luxury carpet under foot.

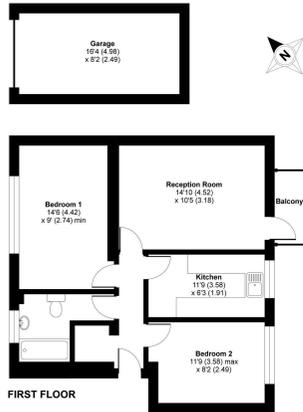
Completing the internal accommodation is a generous sized family bathroom with mostly white tiling throughout.

Externally the property enjoys access to the well-maintained communal garden whilst the apartment also benefits from its own garage in block. Accessed via a secure and fully functional up and over panelled door, the 16'4 x 8'2 space is ideal for extra storage, medium sized vehicles, bikes etc.

Parking is available to the rear of the building on a first come first serve basis.



Main Road, RM2
 Approximate Area = 726 sq ft / 67.4 sq m (includes garage)
 For identification only - not to scale



For full information regarding all EPCs, Property Measurement Standards, including the International Property Measurement Standards (IPMS), Residential, October 2020. Prepared by Chalk Street Estates Limited. REF: 00000

- 2 Double Bedrooms
- Beautifully Presented Throughout
- Private Garage
- 981 Year Lease
- 0.4 Miles To Gidea Park Elizabeth Line Station
- First Floor Apartment
- South Facing Balcony
- Service Charge £1,150 P.A.
- Walking Distance To Local Shops
- Excellent Transport Links

