



Kidman Close, Gidea Park, RM2 6GD Offers In Excess Of £280,000



**** TWO BEDROOM TOP FLOOR APARTMENT WITH PARKING MOMENTS FROM GIDEA PARK STATION ****

OC Homes are delighted to present to the market this beautifully presented two bedroom apartment within this modern development situated moments from Gidea Park Station. The property boasts lots of natural light with dual aspect windows in the living room and is finished to an excellent standard throughout. Accommodation comprises; bright and spacious reception room, modern fitted kitchen, two well proportioned double bedrooms and a three piece bathroom suite.

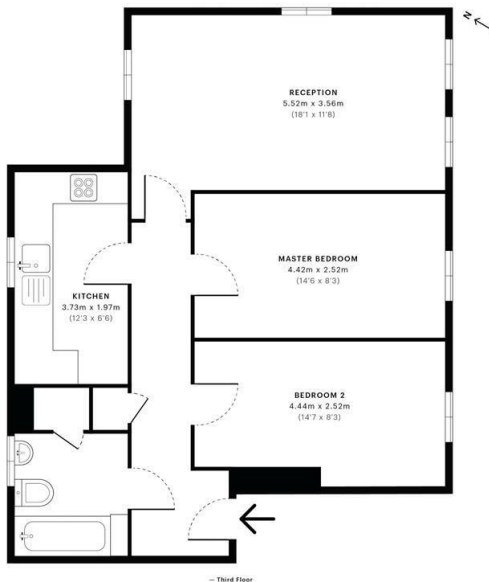
Further benefits include a secure entry system, allocated car parking space, additional visitor parking spaces, access to the loft space for storage, and communal green spaces. The property is situated in a sought after location offering easy access to local amenities including Gidea Park Station (Elizabeth Line, direct line to Liverpool Street in 30 mins), a choice of bars, restaurants and shops within short walking distance, as well as a David Lloyds Leisure Centre, and some outstanding local schools. To arrange a viewing please call the OC Homes sales team.

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.

- TWO BEDROOM APARTMENT
- EXCELLENT LOCATION
- ALLOCATED PARKING
- MODERN DEVELOPMENT
- MOMENTS FROM GIDEA PARK STATION
- SUPERB CONDITION THROUGHOUT
- IDEAL FIRST TIME PURCHASE
- CHAIN FREE





GROSS INTERNAL AREA (GIA) The total area of the property	NET INTERNAL AREA (NIA) The total area of the property excluding balconies, covered terraces etc.	EXTERNAL STRUCTURAL DEVICES Balconies, terraces etc.	RESTRICTED HEAD HEIGHT Areas where the ceiling height is less than 2.0m
60.84 sqm / 654.88 sqft	38.44 sqm / 415.04 sqft	0.00 sqm / 0.00 sqft	0.00 sqm / 0.00 sqft



Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

WMS: 30.00000000, 60.84000000 / 654.88000000
WMS: 30.00000000, 38.44000000 / 415.04000000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		62	68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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