



**Ingrebourne Avenue, Romford, RM3 9GG**  
**Offers In The Region Of £220,000**

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**\*\* MODERN ONE BEDROOM TOP FLOOR APARTMENT WITH PARKING IN NOAK HILL, ROMFORD \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to present to the market this beautifully presented one bedroom apartment on the top floor (of three) within this modern development in a well positioned, quiet location in Noak Hill. The property boasts lots of natural light with dual aspect windows in the living room / kitchen and is finished to an excellent standard throughout. Accommodation comprises; bright and spacious reception room with open plan modern fitted kitchen, a good size double bedroom and a three piece bathroom suite, as well as ample storage space with the utility space cupboard, and access to a sizeable loft.

- ONE BEDROOM APARTMENT
- SECURE INTERCOM ENTRY
- ACCESS TO LOFT
- EXTERNAL STORAGE CUPBOARD
- ALLOCATED PARKING
- MODERN DEVELOPMENT
- LOTS OF LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE

Further benefits include a secure entry system, allocated car parking space, and access to the loft space for storage. The property is situated in a sought after location offering easy access to local amenities including Harold Wood Station (Elizabeth Line, direct line to Liverpool Street and Heathrow Airport), a choice of bars, restaurants and shops within short walking distance, and some outstanding local schools. To arrange a viewing please call the OC Homes sales team.

**Viewing**

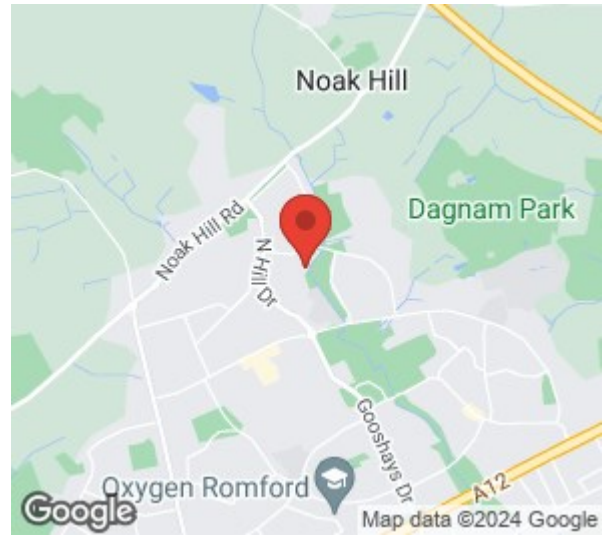
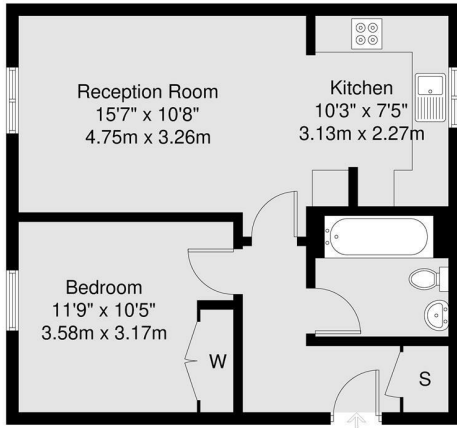
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Longwood Court, Ingrebourne Avenue, Harold Hill, Essex, RM3

GROSS INTERNAL AREA  
46.5 sq m / 500 sq ft



GROSS INTERNAL AREA (GIA)  
The largest of the property  
46.5 sq m / 500 sq ft

TOTAL STORAGE SPACE  
Storage and shelving (total area)  
17 sq m / 18 sq ft

EXTERNAL STRUCTURAL FEATURES  
Double Glazing, Windows, Porch etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Rooms less than 2.0m tall  
0.0sq 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

	Current	Potential
Very energy efficient - lower running costs		
(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	Potential
Very environmentally friendly - lower CO2 emissions		
(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 CO2 emissions		

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC

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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.



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