



Ferguson Court, Gidea Park, RM2 6RJ Offers In Excess Of £275,000



**** BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT WITH GARAGE IN GIDEA PARK ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are delighted to present to the market this beautifully presented two bedroom first floor apartment within this quiet development situated within walking distance to Gidea Park Station. The property boasts lots of natural light with a south facing aspect 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 long lease of over 900 years, garage en bloc, permit parking 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.

- TWO BED APARTMENT
- EXCELLENT CONDITION THROUGHOUT
- GARAGE EN BLOC
- LONG LEASE OVER 900 YEARS
- CLOSE TO GIDEA PARK STATION
- LOTS OF LOCAL AMENITIES
- SOUTH FACING APARTMENT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Viewing

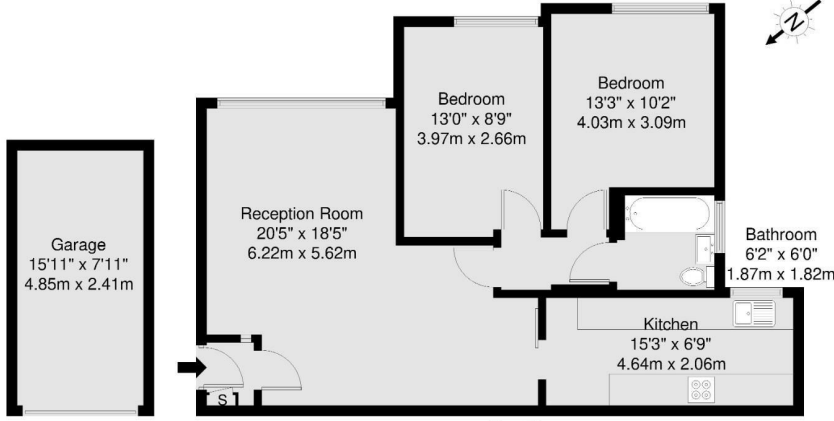
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Ferguson Court, Romford, RM2

GROSS INTERNAL AREA
67.5 sq m / 726 sq ft
GARAGE
11.6 sq m / 124 sq ft



GROSS INTERNAL AREA (GIA)
67.5 sq m / 726 sq ft

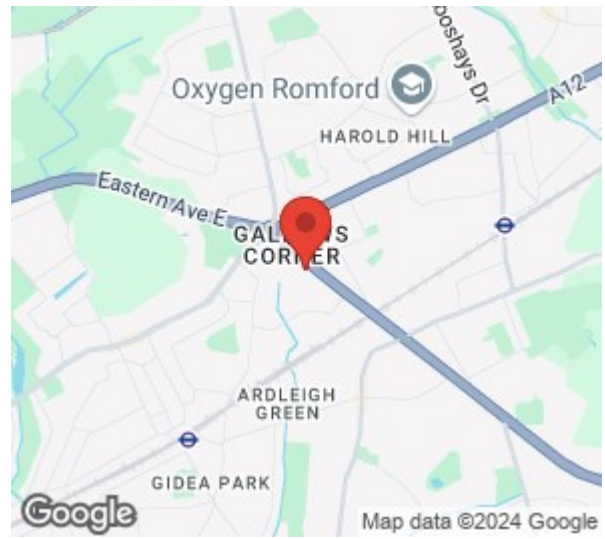
TOTAL STORAGE SPACE
Storage and wardrobe floor area
0.1 sq m / 1 sq ft

EXTERNAL FEATURES
Double Glazing, Water tap
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Bathroom and wardrobe
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 advisers 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	78	81

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current	78	81

England & Wales

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.



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