



Malt House Place, Romford, RM1 1AR

Offers In Excess Of £240,000



**** TWO BEDROOM APARTMENT WITHIN GATED DEVELOPMENT IN THE HEART OF ROMFORD TOWN CENTRE. CHAIN FREE ****

*** CASH BUYERS ONLY DUE TO EWS1 ISSUE ***

OC Homes are delighted to present to the sales market, this well presented two bedroom flat on the second floor of this modern development located just by Romford Brewery Shopping Centre, within walking distance to Romford Station on Elizabeth Line and Overground as well as all the local amenities of Romford town centre. The property is ideal for a first time buyer or buy to let investor and it boasts a number of benefits, including resident's car parking space. The property is currently only available to cash buyers whilst a new EWS1 form is arranged to make it suitable for lending again with most lenders (this is likely to take 6-9 months).

Accommodation comprises; a bright and spacious reception room with open plan kitchen, two double bedrooms, three piece bathroom suite, as well as a south facing private balcony. The property is within a popular development close to lots of local amenities, and is offered chain free, so sure to attract a lot of interest. It is located just by the shops, bars and restaurants of Brewery Shopping Centre and Romford town centre, and is well placed for easy access into London and beyond. To arrange a viewing please call the OC Homes sales team now.

- CASH BUYERS ONLY DUE TO EWS1 ISSUE
- PRIVATE BALCONY
- RESIDENTS PARKING SPACE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- MODERN DEVELOPMENT
- CHAIN FREE

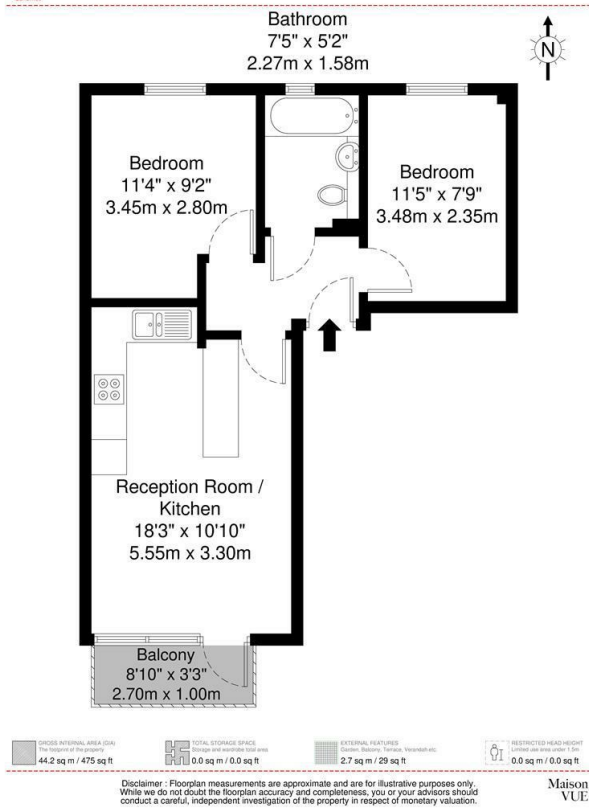
Viewing

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.

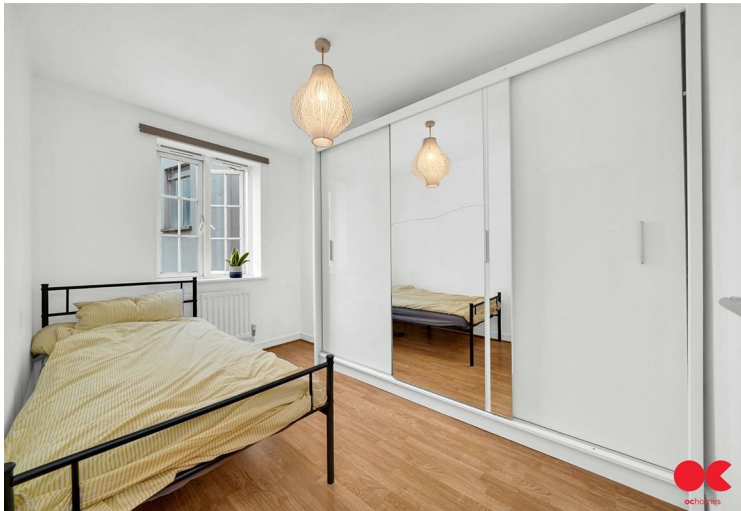




Malt House Place Romford, RM1 44.2 sq m / 475 sq ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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