

LEASEHOLD



Flat - Purpose Built

## KELLY JAY COURT, MAWNEY ROAD ROMFORD, RM7 7JB

Offers in excess of  
**£275,000**

### FEATURES

- Vacant Possession & No Chain
- Security Entrance Phone System
- Two Well-Proportioned Bedrooms
- Close to Local Schools (0.2-0.4 miles)
- Allocated Parking in a Gated Area
- Energy Efficient with EPC Rating B
- Close to Romford High Street, Shopping, and Station (0.7 miles)
- Modern Build (Constructed in 2007)



**citymize**

# 2 Bedroom Flat - Purpose Built located in Romford

## Hallway

7'7"

A welcoming entrance with wood-effect laminate flooring, providing access to all rooms. It also features a convenient storage space, offering additional practical storage.

## Reception Room

15'5" x 10'9"

A bright and spacious living area, ideal for relaxation and entertaining, featuring large double-glazed windows that fill the space with natural light and laminate flooring throughout.

## Kitchen

9'10" x 7'3"

A functional and modern kitchen with an L-shaped layout, light wood-effect cabinetry, a stainless-steel extractor hood, integrated oven, and dark worktops. Tiled flooring completes the practical and stylish design.

## Bedroom 1

12'9" x 10'4"

The master bedroom is spacious, with carpeted flooring providing warmth and comfort. Large windows ensure plenty of natural light throughout the day.

## Bedroom 2

9'5" x 9'0"

A versatile and well-proportioned second bedroom, suitable for various uses such as a guest room, home office, or children's room. It is finished with comfortable carpet flooring for a cosy and inviting feel.

## Bathroom

8'6" x 5'6"

Modern 3-piece suite comprising a pedestal sink, toilet, and bathtub with tiled walls and flooring practical and easy to maintain.

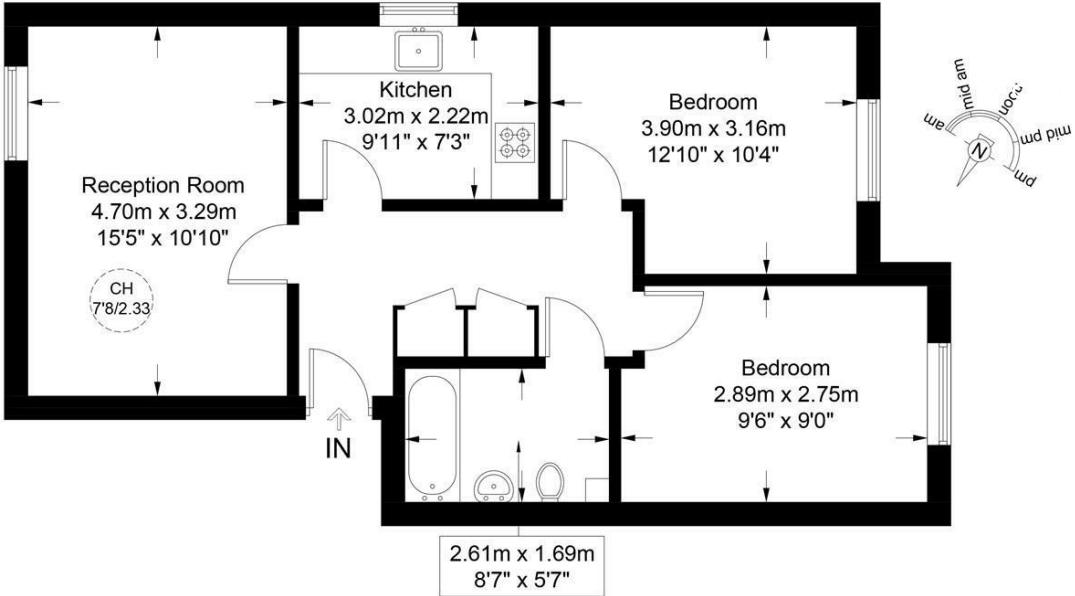


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**Mawney Road, Romford, RM7**      **Approximate Gross Internal Area = 645 sq ft / 59.9 sq m**

**Council Tax Band**  
**C**



**First Floor**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

