

LEASEHOLD



Flat - Purpose Built

# OMEGA COURT, LONDON ROAD ROMFORD RM7

Asking price

£275,000

## FEATURES

- No chain / vacant possession
- Shared communal garden
- Electric heating system
- Allocated parking space
- Close to Romford High Street and town centre
- CCTV surveillance and secure entry phone system



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# 2 Bedroom Flat - Purpose Built located in Romford

## Hallway

Entered via a welcoming hallway with attractive laminate flooring, providing access to all rooms. Features include a built-in cupboard housing the water cylinder and an additional smaller cupboard for extra storage.

## Reception Room

21'5" x 16'7"

A generous, bright living area with laminate flooring, offering ample space for both relaxing and dining. The room is well-lit by two double-glazed windows and a set of double doors opening onto the private balcony, which overlooks the peaceful park.

## Kitchen

9'4" x 7'9"

A separate kitchen fitted with modern wooden base and wall units, complemented by a practical laminate work surface. Includes a stainless steel sink with mixer tap, space for a washing machine, and integrated electric oven and hob with stainless steel extractor hood.

## Bedroom 1

12'0" x 11'8"

A spacious and peaceful main bedroom with neutral carpeting. This room features a large mirrored built-in wardrobe with sliding doors, providing extensive storage. A double-glazed window fills the room with natural light.

## Bedroom 2

12'0" x 9'3"

A well-proportioned second bedroom with neutral carpeting, offering a versatile space ideal for a guest room, child's bedroom, or home office. A double-glazed window overlooks the development's internal courtyard, and the room provides a flexible canvas for your personal style and furnishing choices.

## Bathroom

7'6" x 6'7"

The bathroom features a white tiled finish with a contrasting black and white border. It includes a three-piece suite comprising a full-sized bathtub with an overhead shower and glass screen, a wash basin, and a WC. A frosted window provides natural light and ventilation.

## Balcony

5'10" x 4'7"

The private balcony offers a peaceful outdoor space with open views across the nearby green park.



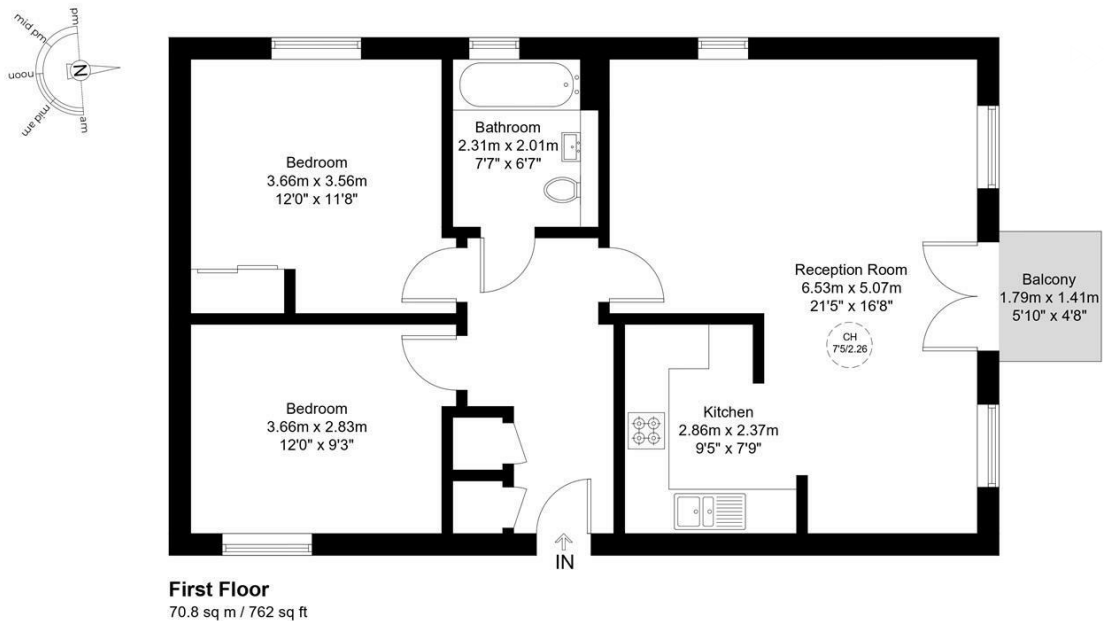
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**Approximate Gross Internal Area = 70.8 sq m / 762 sq ft**

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



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 78                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.  
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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.

