



**Primula Court Safflower Lane, Romford RM3 0LQ**

**welcome to**

## **Primula Court Safflower Lane, Romford**

**\*\*ONE BEDROOM APARTMENT\*\***

Located on the popular Kings Park Development and a short walk to Harold Wood Elizabeth Line Station is this very well presented ONE BEDROOM Apartment.

### **Communal Entrance**

Door Entry System, Stairs & Lift to All Floors

### **Entrance Hall**

Wooden Front Door, Laminate Flooring, Radiator, Door Entry System

### **Lounge Area**

14' 10" Max x 12' 6" Max ( 4.52m Max x 3.81m Max )  
UPVC Double Glazed Window & Door to Balcony,  
Laminate Flooring, Radiator

### **Kitchen / Dining Area**

15' 2" x 11' 2" Max ( 4.62m x 3.40m Max )  
Laminate Flooring & Tiled Flooring, Spot Lights,  
Series of High & Low Level Units, Integrated Electric  
Oven, Combi Oven, Induction Hob, Extractor,  
Fridge/Freezer, Dishwasher, Under Cupboard  
Lighting

### **Utility Cupboard**

Laminate Flooring, Washing Machine

### **Bedroom**

12' 6" x 12' 3" ( 3.81m x 3.73m )  
UPVC Double Glazed Window to Rear Aspect,  
Carpet, Radiator, Built in Wardrobe

### **Bathroom**

Tiled Floor, Part Tiled Walls, Spot Lights, Bath with  
Mixer Taps and Shower Attachment, Wall Mounted  
Sink, Low Level Flush WC, Extractor, Radiator

### **Parking**

1 x Allocated Parking Space



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**Primula Court Safflower Lane,**  
**Romford**

- ONE BEDROOM
- UPPER FLOOR
- OPEN PLAN
- COMPLETE CHAIN
- VERY WELL PRESENTED

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£290,000**



**view this property online** [williamhbrown.co.uk/Property/GDP103048](http://williamhbrown.co.uk/Property/GDP103048)



Property Ref:  
GDP103048 - 0004

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