



Wayfaring Court, Safflower Lane, Romford, RM3 0LQ

welcome to

Wayfaring Court, Safflower Lane, Romford

****BEAUTIFUL SIZE TOP FLOOR APARTMENT WITH EN SUITE****

Located on the ever popular Kings Park Development is this larger than average TWO BEDROOM apartment. Opposite Harold Wood Elizabeth Line Station this apartment is perfect for either a first time buyer or any addition to any property portfolio.





Communal Entrance

Entrance Hall

Lounge / Diner Area

15' 2" x 13' (4.62m x 3.96m)

Kitchen Area

13' x 6' 7" (3.96m x 2.01m)

Utility Cupboard

Balcony

14' 5" x 4' 9" (4.39m x 1.45m)

Bedroom One

15' 4" Max x 13' Max (4.67m Max x 3.96m Max)

En Suite

Bedroom Two

11' 6" x 11' 1" (3.51m x 3.38m)

Bathroom

Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Wayfaring Court Safflower Lane, Romford

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- LIFT TO ALL FLOORS
- 800 SQUARE FEET
- EN SUITE TO MASTER

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.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GDP103107



Property Ref:
GDP103107 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
Porter
Glenny



01708 764418



gideapark@williamhbrown.co.uk



77 Main Road, ROMFORD, Essex, RM2 5EL



williamhbrown.co.uk