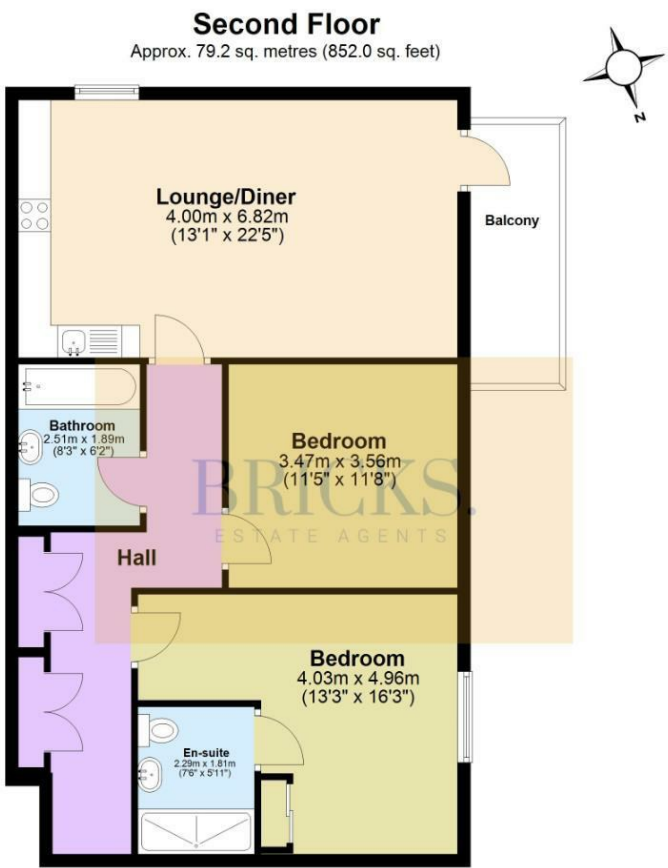


Floor Plan

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Total area: approx. 79.2 sq. metres (852.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, fixtures and appliances shown are not been tested and no guarantee as to their operability or condition is given. Measurements are taken to the internal face of walls and doors. No guarantee is given for any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

17 Wayfaring Court Safflower Lane,
Romford, RM3 0LQ

Bricks Estate Agents are delighted to present the largest typed two-bedroom apartment located in the highly coveted Kings Park development, available to progress immediately!

Upon entering, you'll be greeted by a meticulously maintained interior featuring a spacious, contemporary open-plan kitchen, living, and dining area—an ideal environment for entertaining guests or enjoying moments of relaxation. This refined space seamlessly extends to a private balcony, perfect for savoring your morning coffee or unwinding in the evening.

The master bedroom serves as an inviting sanctuary, complete with fitted wardrobes and a sumptuous en suite bathroom. An additional well-appointed bedroom is complemented by a chic family bathroom, ensuring ample accommodation for family and guests.

This outstanding apartment further benefits from a dedicated utility space, enhancing its practicality, as well as a secure entry phone system for added peace of mind. Residents will appreciate the beautifully landscaped communal grounds and the convenience of allocated parking.

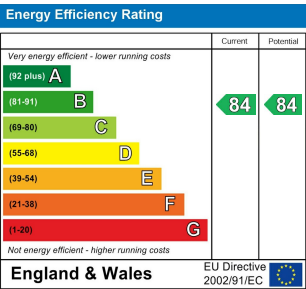
Conveniently located near local shops and amenities, this property boasts excellent transport links, including the Harold Wood Elizabeth Line station and easy access to the A12, making it an ideal choice for commuters.

Seize this opportunity to acquire a remarkable home that harmonizes modern living with convenience in one of Harold Wood's most desirable locales.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

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17 Wayfaring Court Safflower Lane, Romford, RM3 0LQ

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- *Guide Price £370,000 - £375,000*
- Service Charge - £2,032.00 | Ground Rent - £300.00
- Larger Layout Top Floor Apartment With Skyline Views
- Allocated Parking With Parking Permit And Visitor Bays
- Fantastic Transport Links With Elizabeth Line On Your Doorstep
- *Watch Our Video Walkthrough*
- Lease Length - 244 Years Remaining | Council Tax Band - C
- Bespoke Designed Interior And High Quality Fitted Wardrobes
- High Ceilings And Large Open Spaces Throughout
- Stone's Throw Away From Harold Wood Station

Lounge / Kitchen / Dining Room

13'1" x 22'4" (4.00 x 6.82)

Master Bedroom

13'2" x 16'3" (4.03 x 4.96)

Bedroom Two

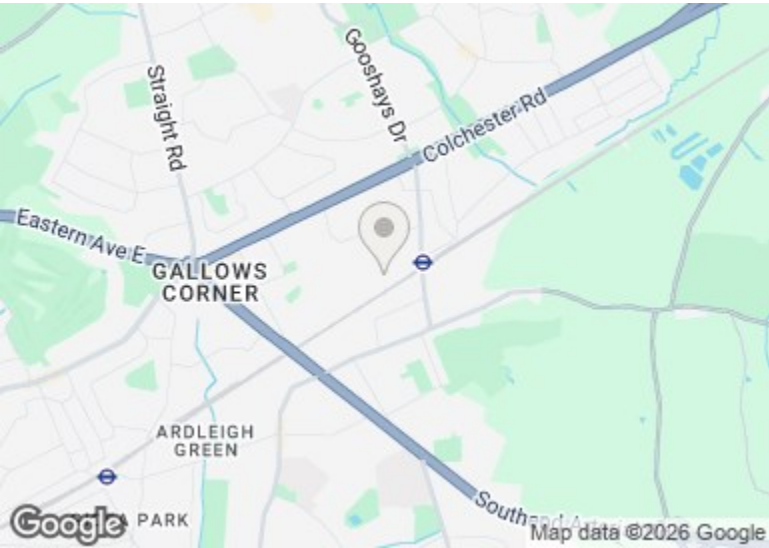
11'4" x 11'8" (3.47 x 3.56)

Family Bathroom

8'2" x 6'2" (2.51 x 1.89)

En-Suite

7'6" x 5'11" (2.29 x 1.81)



Directions

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