



LEASEHOLD

Flat - Purpose Built

# OMEGA COURT LONDON ROAD ROMFORD RM7

Asking price

# £275,000



## FEATURES

- Stylish, modern interior
- Private balcony overlooking Cottons Park
- Allocated parking space
- Bright and spacious reception room
- Contemporary fitted kitchen & bathroom
- Two bedrooms with built-in wardrobes



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# 2 Bedroom Flat - Purpose Built located in Romford

## Entrance Hall

The apartment is accessed via a private entrance hall, which connects to all main rooms. It features a secure entry phone system and includes a large storage cupboard, ideal for coats, shoes, and utilities, helping to keep the main living areas clutter-free.

## Reception Room

21'4" x 16'7"

The spacious and bright reception room is the heart of the home. This versatile space features attractive laminate flooring and is filled with natural light, creating a contemporary feel. There's plenty of room to create defined lounge and dining areas, making it ideal for relaxing or entertaining. The room provides seamless access to the private balcony and flows directly through to the modern kitchen.

## Kitchen

9'4" x 7'8"

The modern kitchen is designed for efficiency and flows seamlessly into the main living area, maintaining a desirable open-plan feel. It features wood-effect fitted units with contrasting dark work surfaces and comes with all fitted appliances. The space is finished with practical flooring and recessed ceiling downlights.

## Bedroom 1

12'0" x 11'7"

Step into the peaceful master bedroom, a calm retreat with neutral

carpeting and a modern, relaxing colour scheme. The room features a full-width run of high-gloss fitted wardrobes, offering plenty of storage and keeping the space tidy and ready to move into. A large double-glazed window fills the room with natural light, and the layout provides plenty of room to furnish and personalise.

## Bedroom 2

11'4" x 9'2"

A well-proportioned room, bright and versatile with soft neutral carpeting and light, contemporary finishes. It features a fitted sliding wardrobe with a mirrored front, providing excellent storage and reflecting light to enhance the sense of space. The layout offers plenty of room to furnish and personalise.

## Bathroom

7'5" x 6'7"

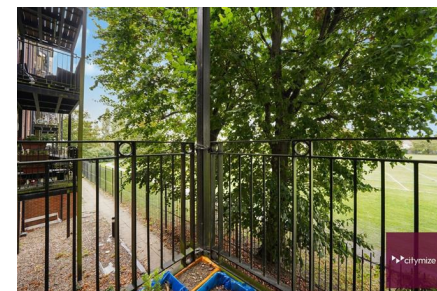
The modern bathroom is finished to a high standard, creating a clean and contemporary feel. It features a white three-piece suite, including a bath with overhead shower and glass screen, a low-level WC, and a wash basin.

The room is finished with warm, neutral tiling on the walls and floor, with stylish mosaic detailing around the bath panel. Practical touches include a large wall-mounted mirror, convenient shelving, and recessed ceiling downlights. A double-glazed window provides natural light and ventilation.

## Balcony

5'10" x 5'0"

Accessed directly from the reception room, the balcony is an ideal spot for relaxing or enjoying a coffee. It overlooks the leafy green spaces of Cottons Park, offering a peaceful setting away from the main road.



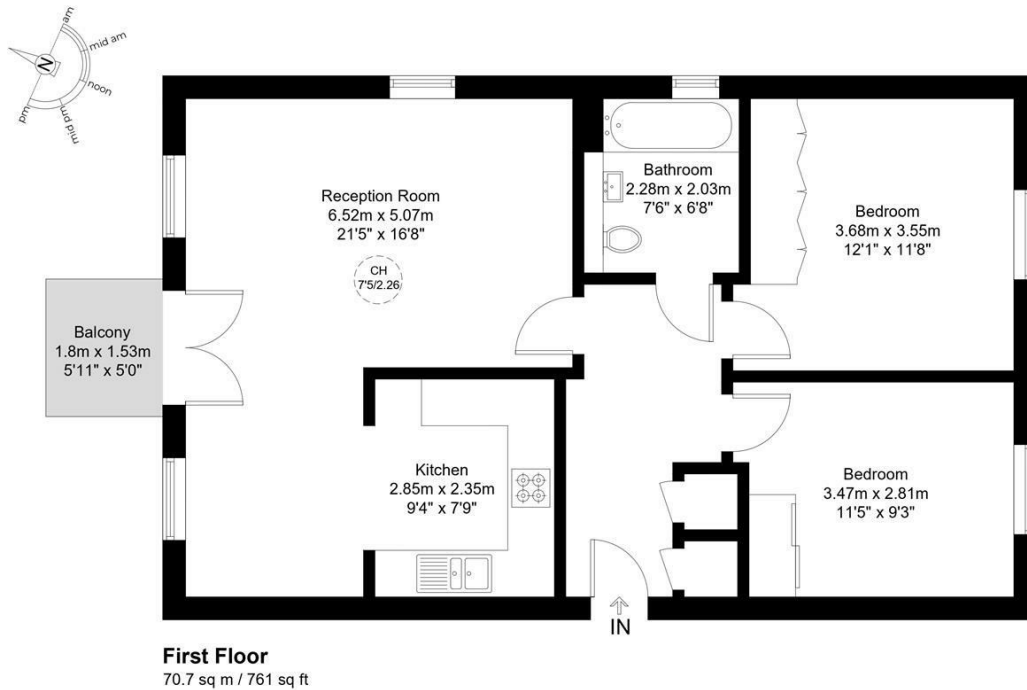
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**Omega Court, RM7**

**Approximate Gross Internal Area = 70.7 sq m / 761 sq ft**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

