

*To arrange a viewing contact us
today on 01268 777400*



Nightingale Crescent, Romford Offers in excess of £250,000

Ideally located within walking distance to Harold Wood railway station, this well-presented second-floor, two-bedroom apartment is perfectly suited to first-time buyers or those looking to downsize.

The property benefits from allocated parking as well as visitor parking. A secure entrance door provides access to the communal hallway and stairs leading to the second floor and the apartment's private entrance.

Internally, the apartment offers a spacious reception room with a Juliette balcony, open-plan to the fitted kitchen, two well-proportioned bedrooms, a family bathroom.

LOUNGE

14'11" x 13'6" (4.57m x 4.14m)

KITCHEN

9'10" x 5'8" (3.02m x 1.73m)

MASTER BEDROOM

11' 0" x 8' 7" (3.35m 0.00m x 2.44m 2.13m)

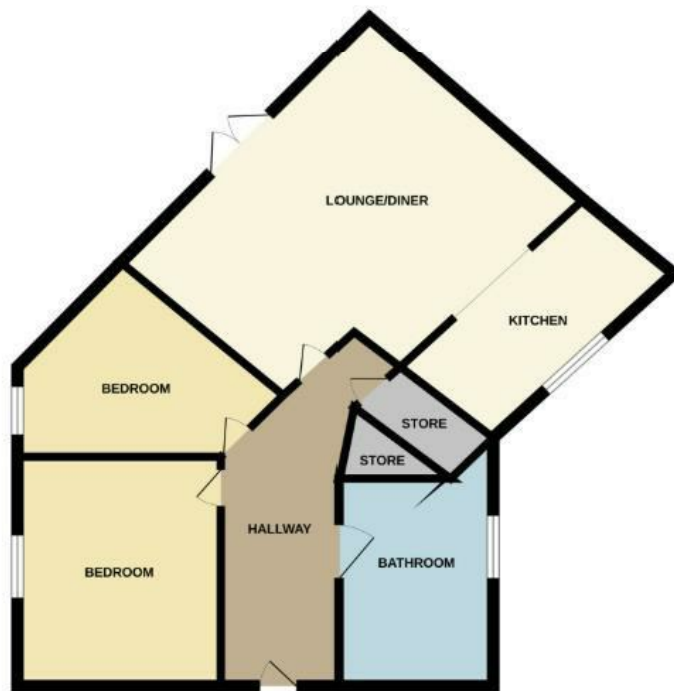
BEDROOM TWO

9' 6" x 8' 5" (2.74m 1.83m x 2.44m 1.52m)

BATHROOM

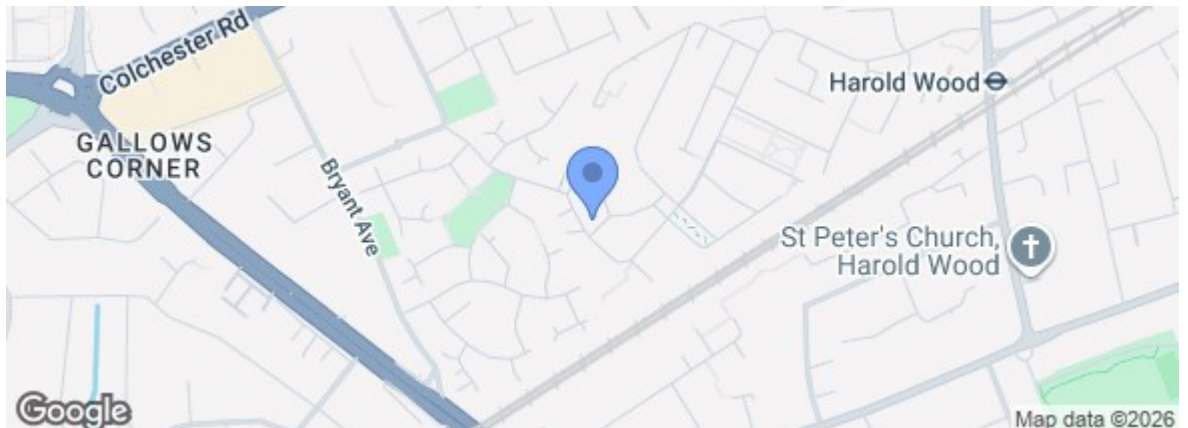
7' 8" x 6' 0" (2.13m 2.44m x 1.83m 0.00m)

ALLOCATED PARKING



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Maps with Metagon (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.