



## Bell Avenue, Romford, RM3 7DH Offers In Excess Of £170,000



**\*\* BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT \*\***

OC Homes is delighted to present to the sales market, this beautifully presented one-bedroom ground floor apartment ideally in Harold Hill, Romford. The property is well presented throughout, and accommodation comprises; reception room, kitchen, double bedrooms, a three-piece bathroom suite, access to external storage shed and communal garden area.

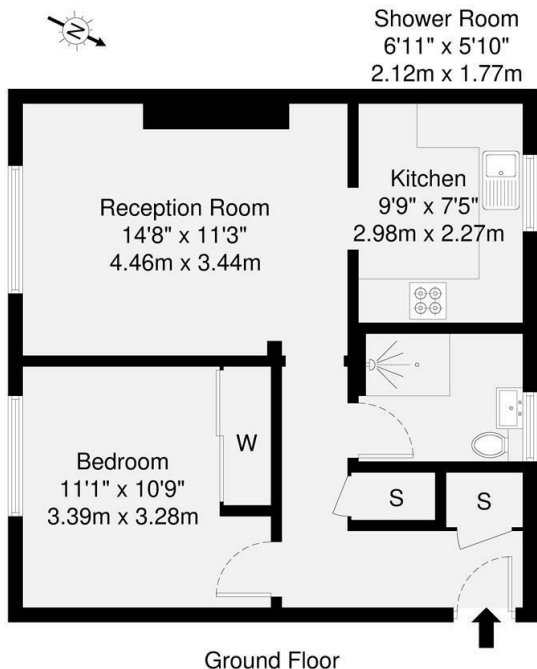
The property is perfect for either a first-time buyer or buy-to-let investors. With several local amenities including bars, restaurants, shops and leisure facilities, the location is much sought after and sure to attract a lot of interest. This property is ideal for the working professional, and is available for viewing immediately. To arrange a viewing please call the OC Homes sales team now.

- ONE BEDROOM APARTMENT
- GROUND FLOOR
- EXCELLENT CONDITION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)  
 The floorplan of this property  
 47.2 sq m / 508 sq ft

TOTAL STORAGE SPACE  
 Storage and wardrobe floor area  
 2.7 sq m / 29 sq ft

EXTERNAL FEATURES  
 Cladding, Blinds, Terrace, Transoms etc.  
 0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
 Limited on one wall 1.9m  
 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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