Noble
Residential









Kidman Close, Gidea Park

Romford, RM2 6GH

Guide Price £250,000 - £265,000 Offered for sale with no onward chain is the two bedroom top floor apartment ideally located for Gidea Park station, the accommodation includes entrance hall, lounge/diner, seperate kitchen, two bedrooms and bathroom. Externally there is one allocated parking space.

Guide Price £250,000 - £265,000 - Leasehold - Council Tax: D

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Entrance Hall
Entrance door. coved ceiling, radiator, intercom, LVT flooring, cupboard.

Reception Room
14'7 x 14' (4.45m x 4.27m)
Two double glazed windows to rear, coved ceiling, two radiators, LVT flooring.

Kitchen
9' x 7'10 at max (2.74m x 2.39m at max)
Double glazed window to rear, LVT flooring, fitted wall and base units, single drainer sink, electric hob, oven and extractor, part tiled walls, integrated fridge freezer, washing machine and dishwasher.

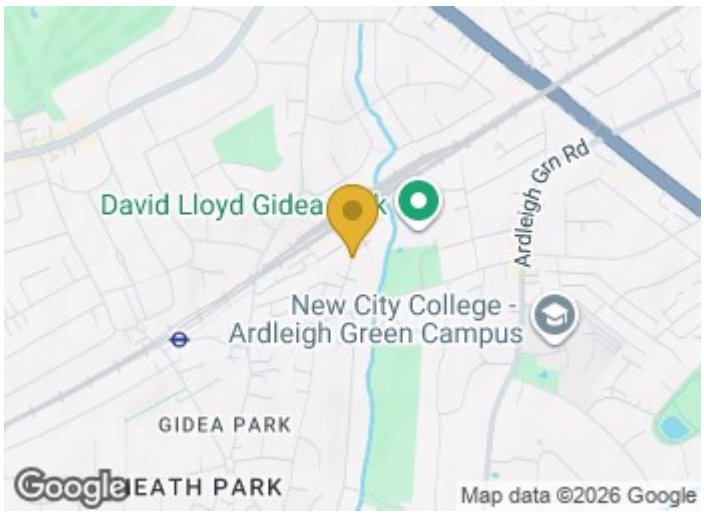
Bedroom
10'10 x 9' (3.30m x 2.74m)
Double glazed window to front, coved ceiling, LVT flooring, radiator, loft access.

Bedroom
Double glazed window to front, coved ceiling, LVT flooring, radiator.

Bathroom
Tiled flooring, low level WC, vanity wash hand basin, panelled bath with shower over, radiator, part tiled walls, extractor.

Parking
One allocated parking space.

Material Information
We have been advised by the sellers the following information:
Lease Remaining: 124 years
Annual Ground Rent: £175.00 per annum
Ground rent increases: Every 25 years
Ground rent payable £125 per annum for the first 25 years, and increases to £175 per annum for the next 25 years (increased in 2025), £250 per annum for the next 25 years, £375 for the next 25 years, £450 for the next 25 years, £525 for the next 25 years
Annual Service Charge: £1,484.00 including buildings insurance





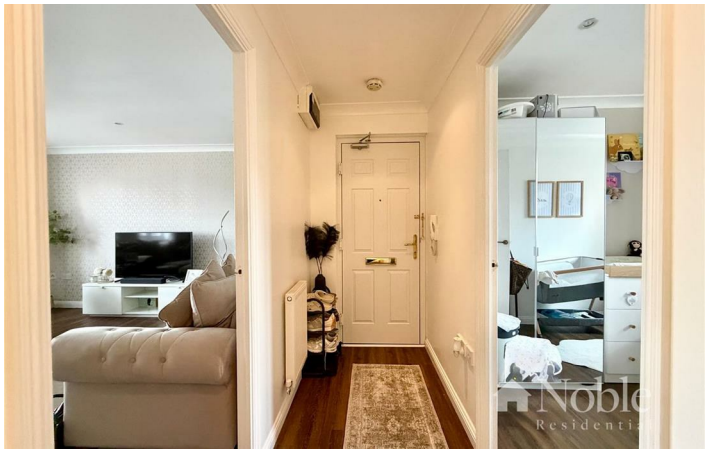




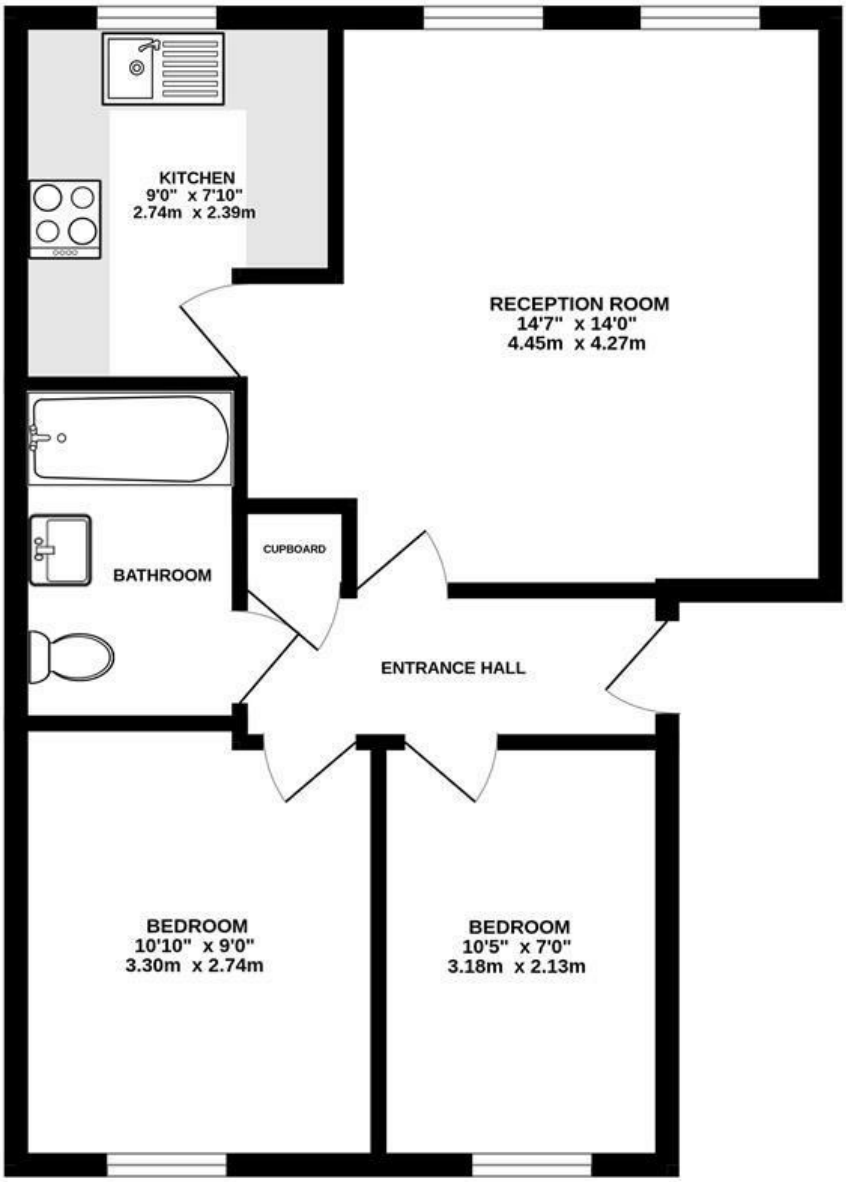








SECOND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

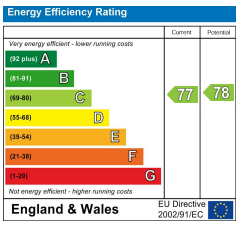


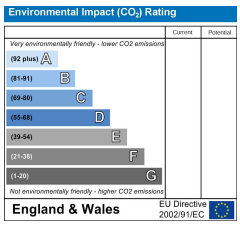
TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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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.

Material Information:
Council Tax Band: D
Tenure: Leasehold





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