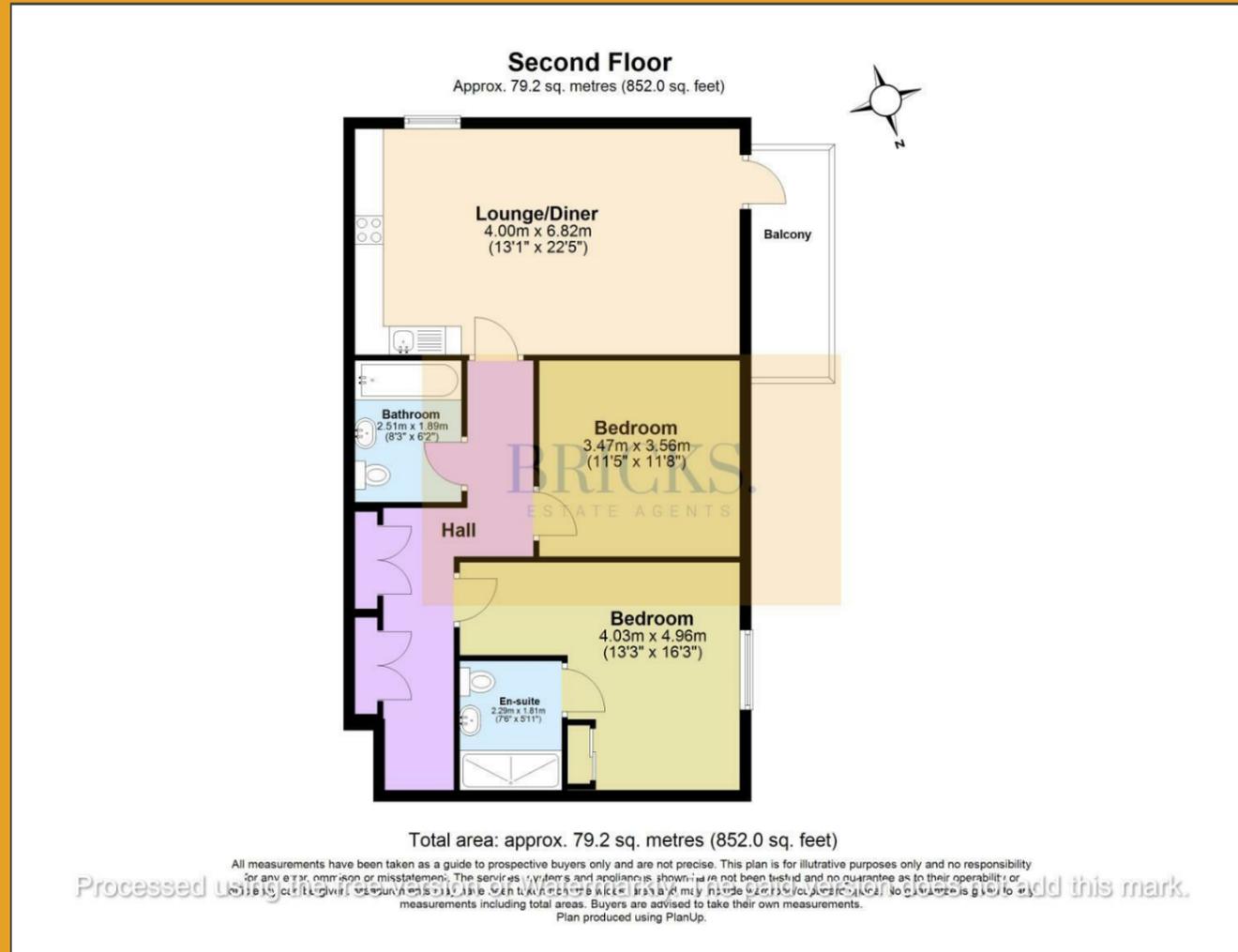


# Floor Plan

# BRICKS.

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**£370,000**

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.

## Contact Us

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- [hello@bricksestateagents.co.uk](mailto:hello@bricksestateagents.co.uk)
- 186 Queens Road, Buckhurst Hill, Essex, IG9 5BD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</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	

## 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.

# 17 Wayfaring Court Safflower Lane, Romford, RM3 0LQ



• \*Guide Price £370,000 - £375,000\*

• Service Charge - £1,542.36 | 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

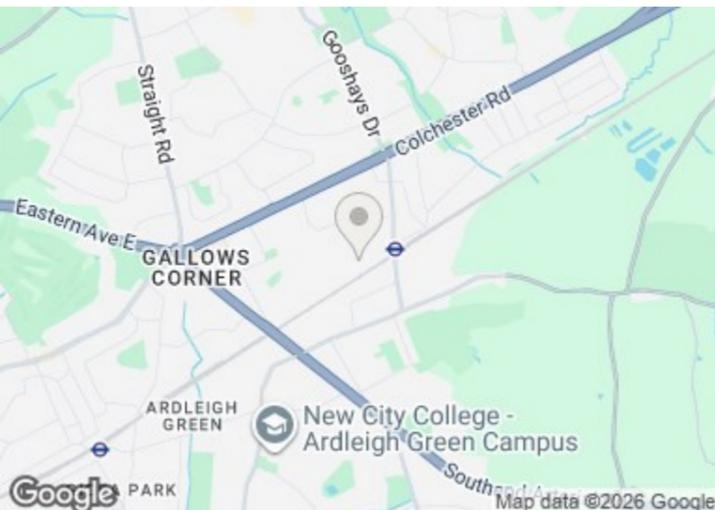
11'4" x 11'8" (3.47 x 3.56)

## 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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