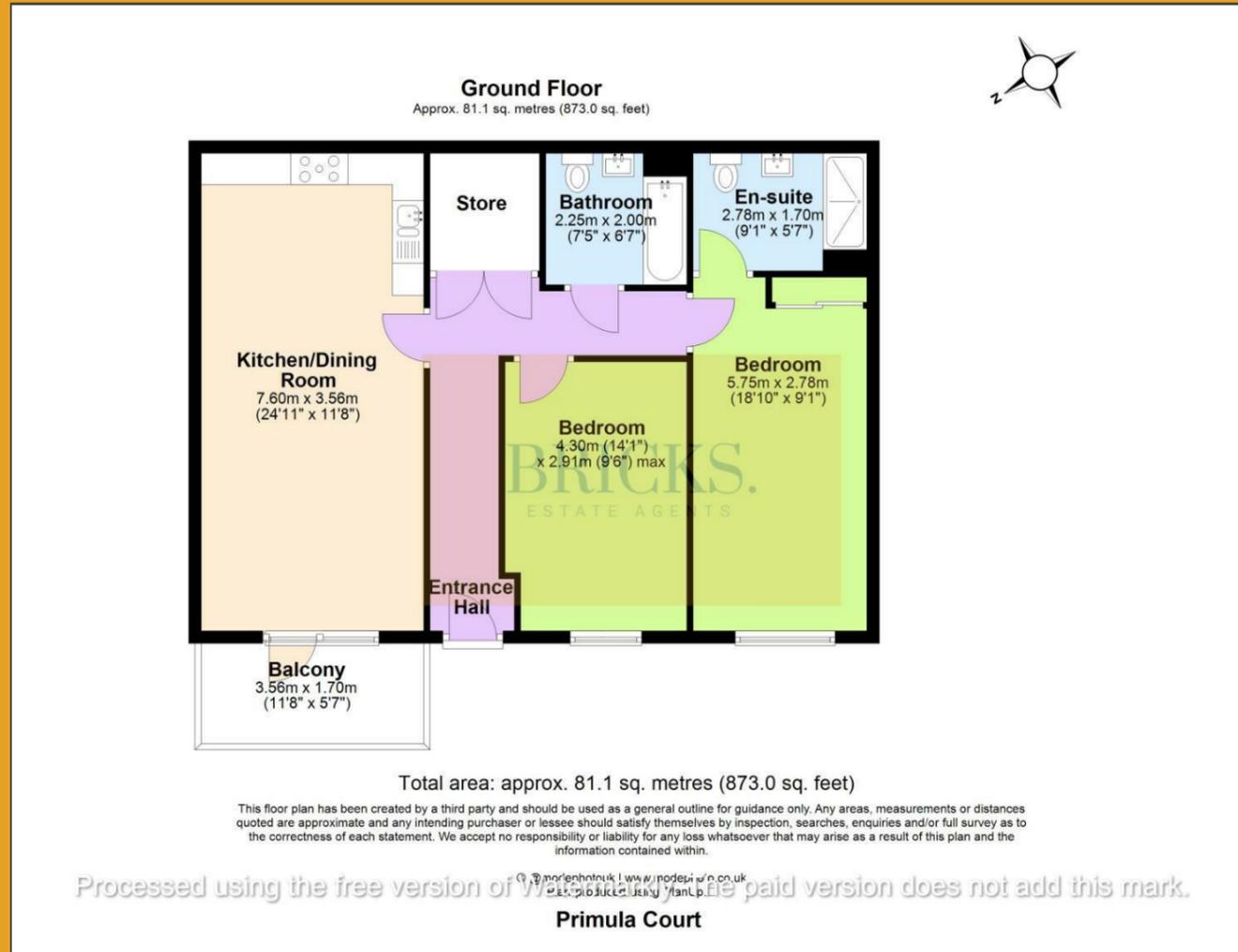


# Floor Plan

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£365,000

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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-  186 Queens Road, Buckhurst Hill, Essex, IG9 5BD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	

## 5 Primula Court Safflower Lane, Romford, RM3 0LQ

Bricks Estate Agents are thrilled to present to the market Primula Court, this impeccably presented two-bedroom ground floor apartment, nestled in the vibrant and sought-after area of Harold Wood.

# 5 Primula Court Safflower Lane, Romford, RM3 0LQ



- \*£365,000 - £375,000 Guide Price\*
- Service Charge - £1,742.62 Per Annum | Ground Rent - £250.00 Per Annum
- Allocated Gated Parking
- Stunning Master Bedroom With Dressing Room & En Suite
- Large & Functional Storage Throughout
- \*Open Day Saturday 16th July 2025 - Appointment Based Only\*
- Lease Length - 244 Years Remaining | Council Tax - Band C
- Private Contemporary & Elegant Patio Area
- High Spec Kitchen With Built In Appliances
- Amazing Transport Links Nearby Harrold Wood Station (Elizabeth Line)

**Kitchen / Dining / Living**  
24'11" x 11'8" (7.60 x 3.56)

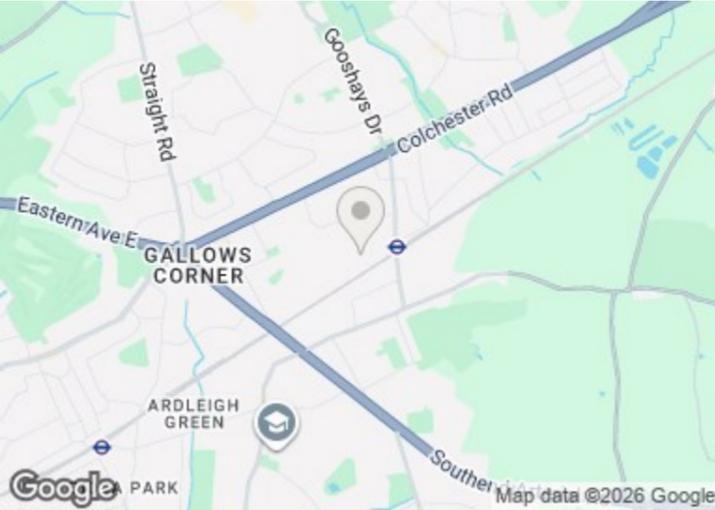
**Balcony**  
11'8" x 5'6" (3.58 x 1.70)

**Master Bedroom**  
18'10" x 9'1" (5.75 x 2.78)

**En-Suite**  
9'1" x 5'6" (2.78 x 1.70)

**Bedroom Two**  
14'1" x 9'6" (4.30 x 2.91)

**Family Bathroom**  
7'4" x 6'6" (2.25 x 2.00)



**Directions**

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