



Tudor Drive

Gidea Park, RM2 5LH

Located in ever popular Gidea Park is this spacious two bedroom first floor maisonette the accommodation includes entrance hall, two reception rooms, two bedrooms, kitchen and shower room, externally there is a 50 ft private rear garden and detached garage. The property benefits from a 999 lease (from new) and no onward chain.

£340,000 - Leasehold - Council Tax: C

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Entrance Hall

Entrance door, carpet, stairs to first floor.

Landing

Carpet.

Reception Room One

15'6 x 15' (4.72m x 4.57m)

Double glazed bay window to front, double glazed window to side, two radiators, carpet.

Reception Room Two

14'2 x 11'6 (4.32m x 3.51m)

Double glazed window to rear, coved ceiling, radiator, carpet.

Kitchen

11'11 x 6'4 (3.63m x 1.93m)

Double glazed door opening to lobby and then stairs to ground floor, double glazed window to rear, frosted double glazed window to side, wall and base units, stainless steel single drainer sink, boiler, gas cooker point, extractor, plumbing for washing machine, part tiled walls, vinyl flooring.

Bedroom One

11'11 x 9'4 (3.63m x 2.84m)

Double glazed window to side, fitted wardrobes, radiator, carpet.

Bedroom Two

12'6 x 7'6 (3.81m x 2.29m)

Double glazed window to side, loft access, radiator, carpet.

Shower Room

Two frosted double glazed windows to front, low level WC pedestal wash hand basin, shower cubicle, cupboard, radiator, tiled walls, tiled flooring.

Garden

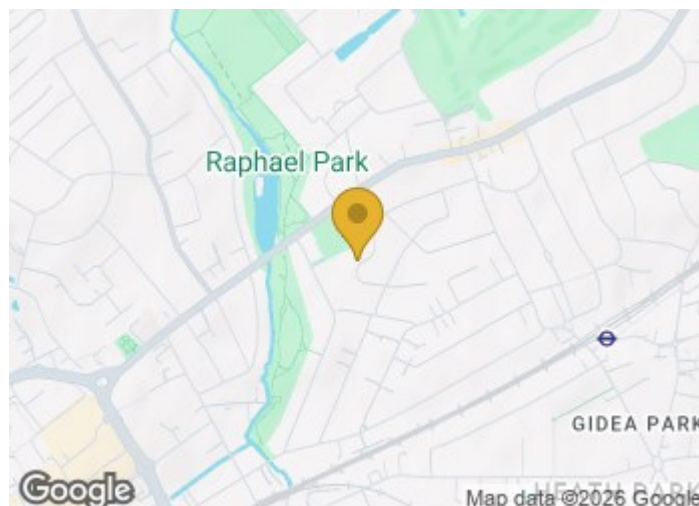
approx 50ft (approx 15.24mft)

Private rear garden, side pedestrian access, in need of attention.

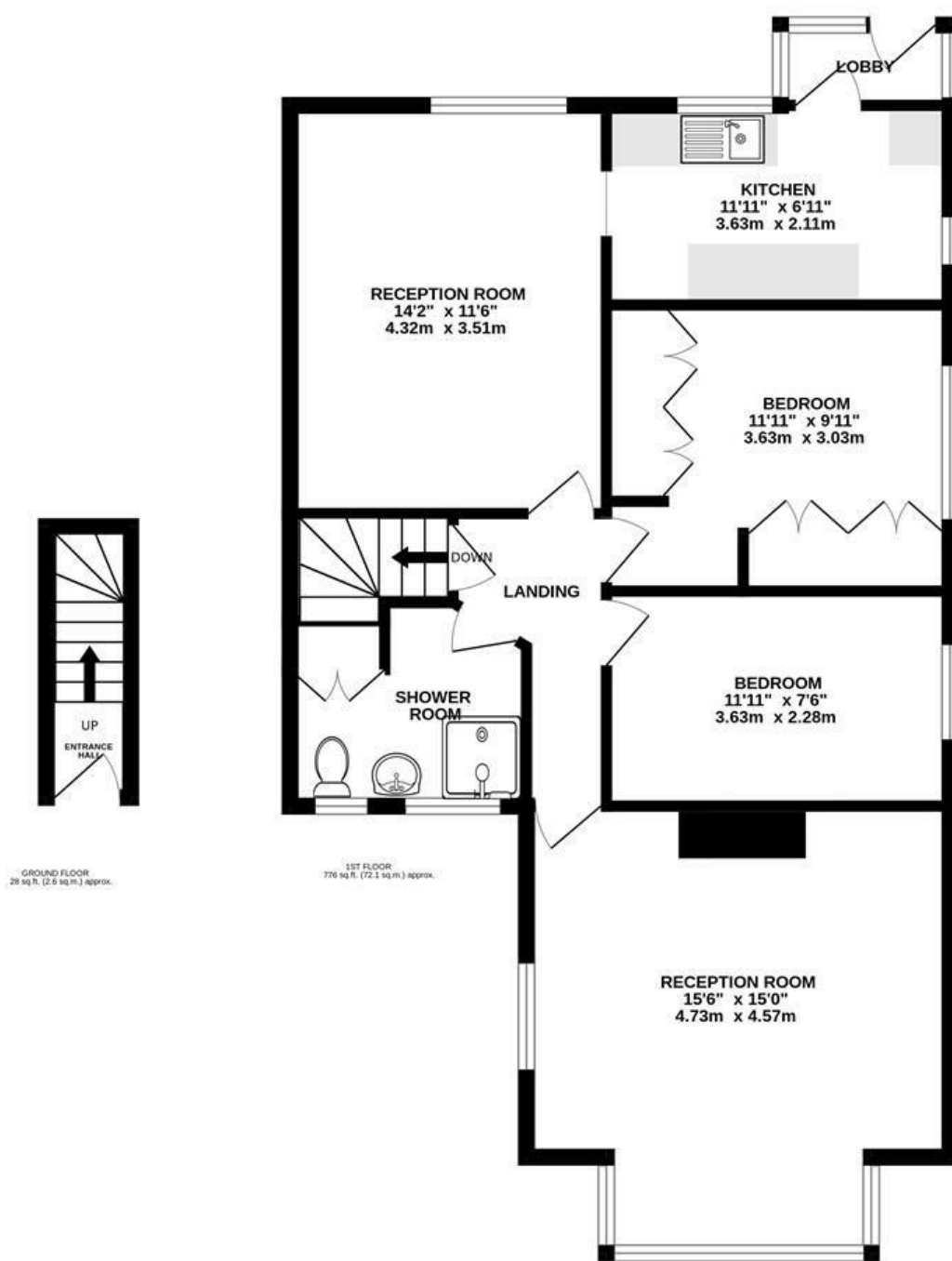
Garage

Detached garage.

- Lease: 999 from 1968.
- Current annual ground rent: £0.00.
- Ground rent review period: tbc
- Current annual service charge: £0.00







TOTAL FLOOR AREA: 804 sq.ft. (74.7 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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Material Information:
Council Tax Band: C
Tenure: Leasehold

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