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Chartwell Place, Romford

Offers in Excess of **£325,000**



A spacious two bedroom apartment set in a gated development has many benefits which include a large sun terrace which is partly covered giving you that extra outdoor room and can be used all year round. Each bedroom has fitted wardrobes and a bedroom with ensuite. Family bathroom. Close to Romford Town and Station for Stratford and Liverpool Street and the long awaited Cross Rail Line opening soon will give you a direct route to Heathrow Airport, Tottenham Court Road and Paddington Station to name but a few. Looking for an outdoor stroll? Raphaels and Lodge Farm Park a short walk away with Tennis Courts, Restaurant, Lake, play areas and Woodland.

- **TWO BEDROOMS**
- **TWO BATHROOMS**
- **SUN TERRACE**
- **GATED DEVELOPMENT**
- **PARKING**
- **CLOSE TO ROMFORD TOWN**
- **ROMFORD STATION**
- **DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **LEISURE FACILITIES**

ACCOMMODATION

HALLWAY

SITTING/DINING ROOM 20' 10" x 9' 10" (6.35m x 3m)

KITCHEN 8' 8" x 8' 6" (2.64m x 2.59m)

SUN TERRACE 7' 11" x 6' 9" (2.41m x 2.06m)

BALCONY 7' 11" x 3' 0" (2.41m x 0.91m)

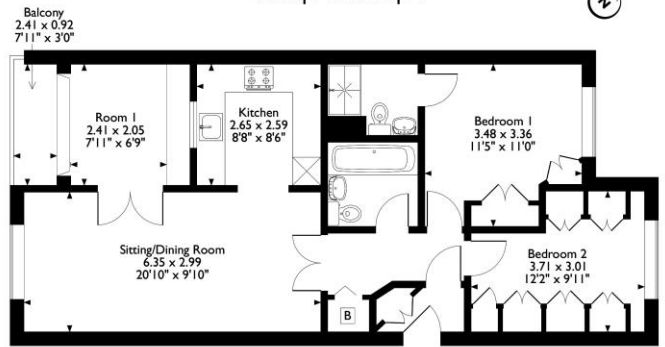
BATHROOM

BEDROOM 11' 5" x 11' 0" (3.48m x 3.35m)

ENSUITE

BEDROOM 12' 2" x 9' 11" (3.71m x 3.02m)

Approximate Gross Internal Area
70 Sq M/750 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.