

# EDDLESTON COURT

RIVERSIDE CLOSE | ROMFORD | ESSEX | RM1 1EW



OIEO £265,000

Telephone 01708 730255

Offered with No Onward Chain is this immaculate condition, two double bedroom, two bathroom first floor modern flat. Only a 0.6 mile walk to Romford Main Line Station and the 2018 Crossrail connection, this is an ideal first time buy or investment opportunity. View now! EPC B. (ID: 410498)

- Reception Hall
- Living/Dining Room
- Kitchen Including Built-In Appliances
- Electric Heating/Double Glazed
- Two Double Bedrooms
- Bathroom And Master En-Suite
- Communal Gardens
- Private Allocated Parking

Communal Entry phone System

**Front Door To:**

**Reception Hall:** 10'1 x 4'3: Large built-in cupboard housing hot water tank electric radiator, Kahrs engineered wood flooring.

**Kitchen:** 10'4 x 6'4: Contemporary two tone base and eye level cabinets with contrasting work surfaces, inset sink unit and built-in dishwasher, washing machine, integrated fridge/freezer, electric oven and hob. Double glazed to side and front elevation, Kahrs engineered wood flooring.

**Living/Dining Room:** 20'10 x 12'4 > 7'9: Double glazed to side and rear elevation, Juliet style balcony, electric radiator, Kahrs engineered wood flooring.

**Bedroom One:** 10' x 9'6: Double glazed to rear, built-in two door wardrobes, electric radiator.

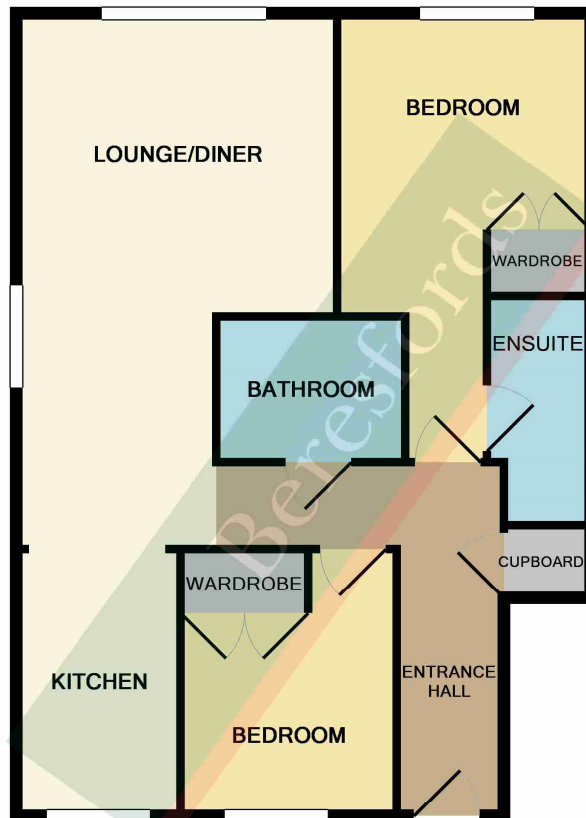
**En-Suite:** White suite comprising shower cubicle, regulated shower, wash hand basin, low level wc, heated towel rail.

**Bedroom Two:** 8'5 x 8': Double glazed window to front, built-in two door wardrobes, electric radiator.

**Bathroom/WC:** Modern white suite comprising panelled bath with shower screen, low level wc, wash hand basin, heated towel rail.

**Communal Gardens:** Lawn and shrub/flower borders.

**Parking Space:** One allocated parking space.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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