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**Monkwood Close, Romford**

**Guide Price £250,000 - £260,000**



Spacious two bedroom flat which is a great location for Town Centre and Romford mainline station for London Liverpool Street and Stratford.

Modern throughout with wood style floor to main areas. Carpet to bedrooms.

Double glazed and gas central heating. Parking.

Ideal for a First time buyer or a great investment. Leasehold

- SPACIOUS
- TWO BEDROOM APARTMENT
- GREAT LOCATION
- MODERN THROUGHOUT
- WOOD STYLE FLOORING TO MOST ROOMS
- CARPETS TO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PARKING
- GATED DEVELOPMENT



## ACCOMMODATION

**HALLWAY** Storage cupboard  
Wooden style flooring

**LOUNGE** 16' 6" x 10' 10" (5.03m x 3.3m)  
Wooden Flooring

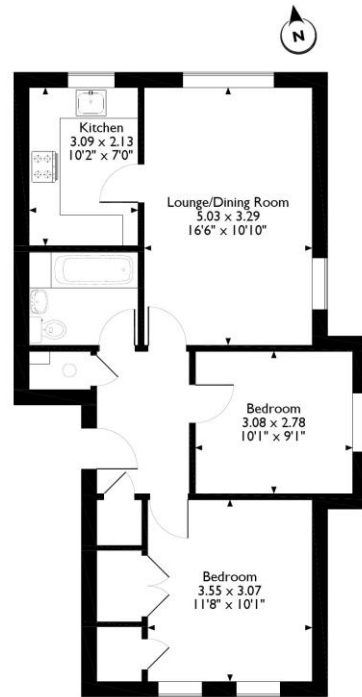
**KITCHEN** 10' 2" x 7' 0" (3.1m x 2.13m)  
Fitted white units  
Electric single oven  
Electric hob  
Extractor fan  
Space for washing machine  
Space for fridge freezer  
Boiler in house unit

**BEDROOM** 11' 8" x 10' 1" (3.56m x 3.07m)  
Storage cupboard  
Carpeted

**BEDROOM** 10' 1" x 9' 1" (3.07m x 2.77m)

**BATHROOM** Tiled to shower and splash backs  
Wooden style flooring  
White bathroom suite with shower over  
White freestanding wash basin  
White low level w.c.  
Mirrored bathroom cabinet

Approximate Gross Internal Area  
59 Sq M/634 Sq Ft



Please note the floor number of doors, windows and other items are approximate and this floorplan is to be used for guidance purposes only. Unauthorised reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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