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Holland Close, Romford **Guide Price £200,000 - £210,000**



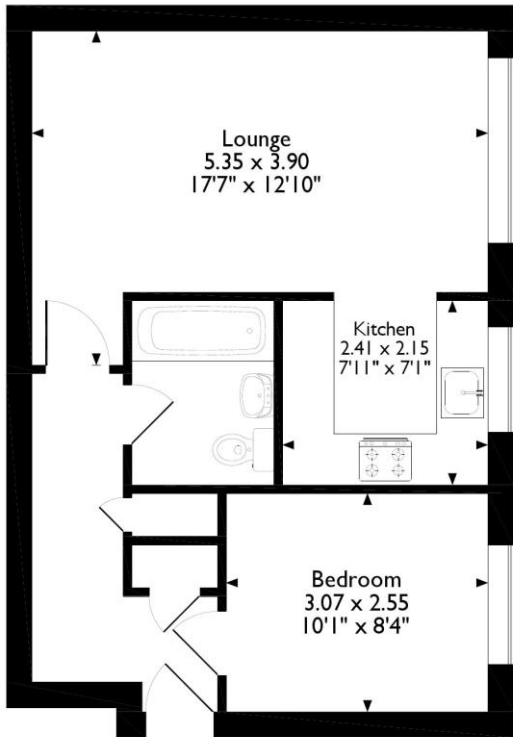
This lovely one-bedroom ground floor flat is chain free and will make an ideal first time buy or even an investment property.

Located in a cul-de-sac location with easy access to Romford station and town. Cottons Park short walk away.

Also benefits from having one allocated parking space.

- ONE BEDROOM FLAT
- GROUND FLOOR FLAT
- CUL - DE - SAC LOCATION
- NO ONWARD CHAIN
- CONVENIENT FOR ROMFORD STATION
- GREAT FIRST TIME BUY OR INVESTMENT
- ALLOCATED PARKING
- LEASEHOLD
- ENTRY PHONE
- MODERN KITCHEN

Approximate Gross Internal Area
42 Sq M/453 Sq Ft



Ground Floor Flat

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.