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## Richmond Road, Romford    £200,000 - £210,000



Split level one bedroom maisonette close to Romford station and town centre.

Modern ground floor bathroom. L' shaped lounge with balcony, kitchen and bedroom to the first floor.

To the rear there is a communal garden with allocated parking beneath the property. No onward chain.

- **SPLIT LEVEL MAISONETTE**
- **ONE BEDROOM**
- **WELL PRESENTED KITCHEN**
- **MODERN BATHROOM**
- **ELECTRIC HEATING**
- **COMMUNAL GARDEN**
- **LOCAL TO ROMFORD STATION**
- **TOWN CENTRE ROMFORD**
- **ALLOCATED PARKING**
- **L SHAPED LOUNGE WITH BALCONY**

## ACCOMMODATION

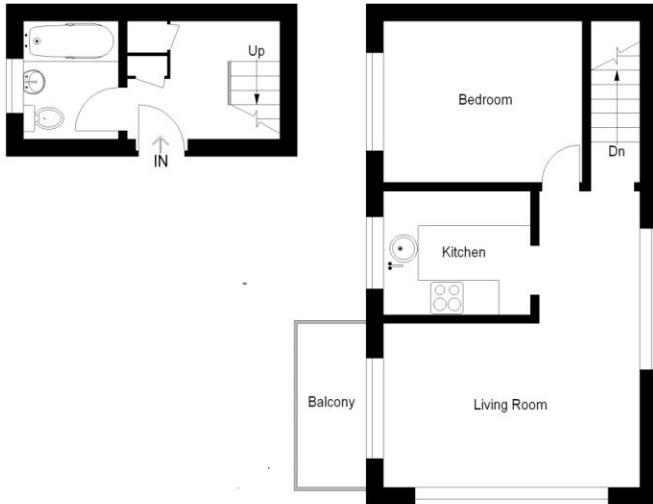
### HALLWAY

**BATHROOM** 5' 06" x 6' 09" (1.68m x 2.06m)

**KITCHEN** 7' 02" x 8' 02" (2.18m x 2.49m)

**BEDROOM** 11' 04" x 8' 10" (3.45m x 2.69m)

**LOUNGE** 14' 05" x 9' 04" (4.39m x 2.84m)



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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	60
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.