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Carlisle Road, Romford £265,000 - £280,000



Ground floor two bedroom flat close to Romford Town Centre, Romford station and bus station. Well presented throughout and benefits from having a good size accommodation which includes a lounge / diner, two bedrooms, bathroom and residential parking.

No onward chain. Great first time buyer or a Buy to Let investment. Leasehold

- **TWO BEDROOMS**
- **GROUND FLOOR FLAT**
- **GAS CENTRAL HEATING**
- **RESIDENTS PARKING**
- **LOUNGE / DINER**
- **CLOSE TO ROMFORD TOWN**
- **ROMFORD STATION AND BUS STATION NEARBY**
- **A GREAT BUY TO LET INVESTMENT**
- **GOOD LOCATION**
- **WELL PRESENTED**

ACCOMMODATION

HALLWAY

LOUNGE / KITCHEN 21' 10" x 14' (6.65m x 4.27m)

BEDROOM 10' 4" x 6' 5" (3.15m x 1.96m)

BEDROOM 10' 8" x 10' 5" (3.25m x 3.18m)

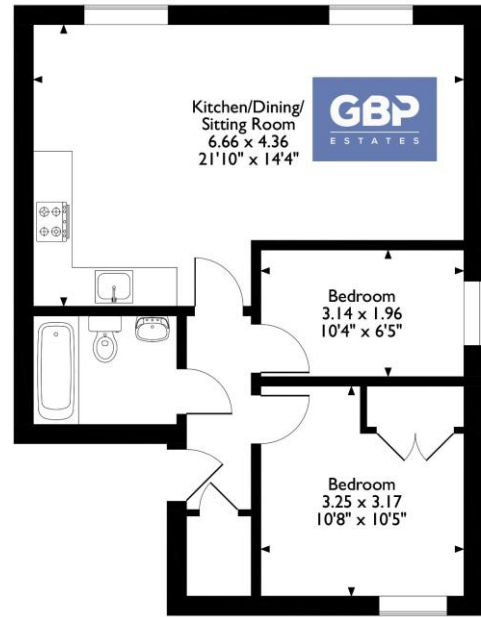
BATHROOM

LEASEHOLD

CAR PARK

COMMUNAL GROUNDS

Buckingham Court, Flat Carlisle Road, Romford
Approximate Gross Internal Area
53 Sq M/570 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		
(55-68)	D	68	77
(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.