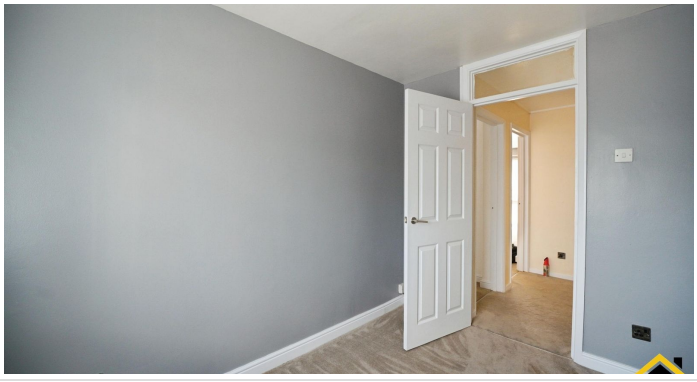
99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

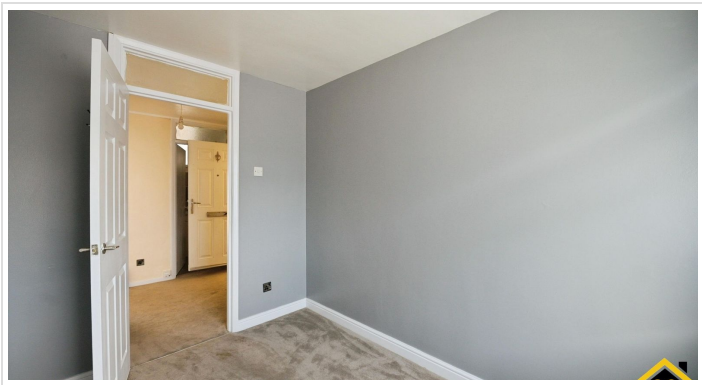
2 Bed Flat In Royle Close Heath Park, Romford, RM2 5PS

£265,000











SHORT DESCRIPTION

Property Ref: 17144 Guide Price-£265,000- £270,000 99home is delighted to present this exceptional two-bedroom apartment, offering generous living space, a private garage, beautiful communal gardens, and an outstanding location just a 10-minute walk from both Romford Town Centre and Gidea Park Elizabeth Line Station. Presented in immaculate condition throughout, this bright and spacious home is ready to move into immediately and is available with no onward chain, making it an excellent opportunity for first-time buyers, professionals, downsizers and investors. The property features a substantial living room with an attractive electric fireplace, creating a warm and welcoming space for relaxing or entertaining. The well-maintained kitchen comes fully equipped with a washing machine and dishwasher, while the stylish bathroom includes a bath with an overhead shower. Both bedrooms are generously proportioned, with the impressive principal bedroom comfortably accommodating a king-size bed and additional furniture. The second double bedroom offers excellent flexibility as a guest room, nursery or home office. Additional benefits include electric wall-mounted heating, excellent insulation for improved energy efficiency, unrestricted free on-street parking, a private garage providing secure parking or valuable storage space, and beautifully maintained communal gardens for residents to enjoy. This property also benefits from an impressive 174-year lease, offering long-term peace of mind. Ideally positioned in one of Romford's most desirable residential locations, the apartment is within walking distance of highly regarded primary and secondary schools, excellent shopping and leisure facilities, and Gidea Park Elizabeth Line Station, providing fast and convenient access to Central London and connections to London's major airports. Property Highlights Spacious two-bedroom apartment Large reception room with electric fireplace Modern fitted kitchen with washing machine and dishwasher Bathroom with bath and overhead shower Private garage included Beautiful communal gardens Free unrestricted on-street parking Approx. 174 years remaining on the lease No onward chain – ready for immediate occupation 10-minute walk to Romford Town Centre 10-minute walk to Gidea Park Elizabeth Line Station Excellent local schools within walking distance Quiet and highly sought-after residential location Don't miss this fantastic opportunity to own a spacious, chain-free home in one of Romford's most convenient and desirable locations. Contact 99home today to arrange your viewing. Property Type: Flat Full selling price: £265000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 174 Yearly Ground Rent Cost: £2000.00 Yearly Management Cost: £0.00 Council tax band: B EPC rating: D Measurement:630 sq.ft. Outside Space: Communal Garden Parking: Communal, Garage Heating Type: Electric Heating, Underfloor Heating Chain Sale or Chain Free:Chain free Possession of the property: NA ----------

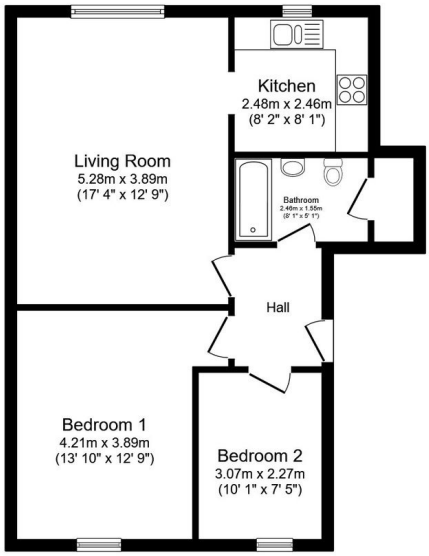
2
Bed Room(s)

1
Bath Room(s)

1
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

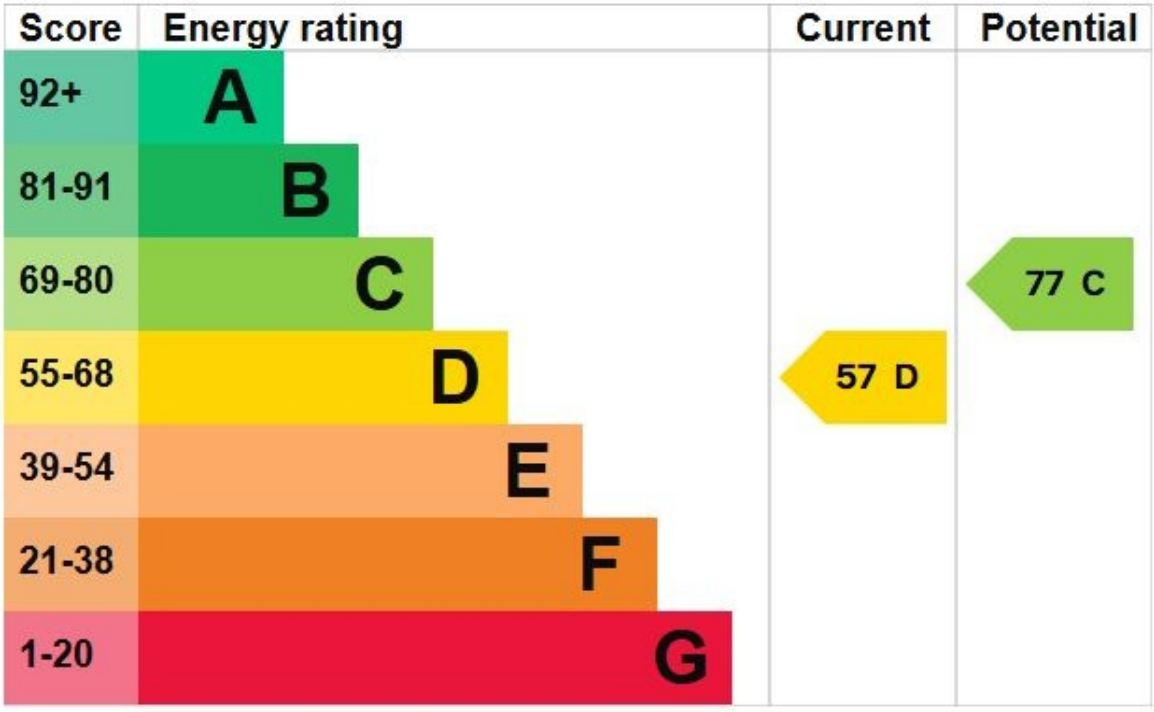


Total floor area 58.5 sq.m. (630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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