

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are pleased to offer for sale this stunning two double bedroom top floor (3rd floor) apartment conveniently located for Harold Wood train station (0.9 miles) which will benefit from the Crossrail link, all local amenities and Central Park. The accommodation comprises of a spacious open plan 22'2ft lounge/kitchen, two double bedrooms, modern fitted bathroom, balcony and the added benefit of having its own allocated parking space. Early viewing is strongly advised. EPC:B87



**March House,
Bernwelle Avenue,
Romford, RM3**

£260,000 Leasehold

Entrance:

Via communal front door with secure entry phone system, stairs leading to the top floor (3rd floor), own front door to:

Hallway:

Wall mounted entry phone, power points, wooden flooring, two built-in storage cupboards, doors to:

Lounge/Kitchen: 22'2 x 12'5:

Lounge Area: Double glazed window to front and side, wooden flooring, radiator, power points, ceiling spotlights, double glazed door to balcony. Kitchen Area: Double glazed window to rear, one and a half bowl stainless steel sink unit with chrome mixer tap and side drainer with storage below, further range of matching base and wall mounted units, integrated washing machine and dishwasher, electric oven and gas hob with stainless steel cooker hood over, ceiling spotlights, wooden flooring, unit housing "Ideal" gas fired combination boiler, power points.

Balcony: 13'10 x 4'2:

Bedroom One: 15'5 widest x 9'9:

Double glazed window to front, power points, radiator, built-in "Spacemaker" wardrobes with integrated remote LED lighting (fitted January 2017 - guaranteed for ten years).

Bedroom Two: 11'7 x 8'1:

Double glazed window to front, power points, radiator.

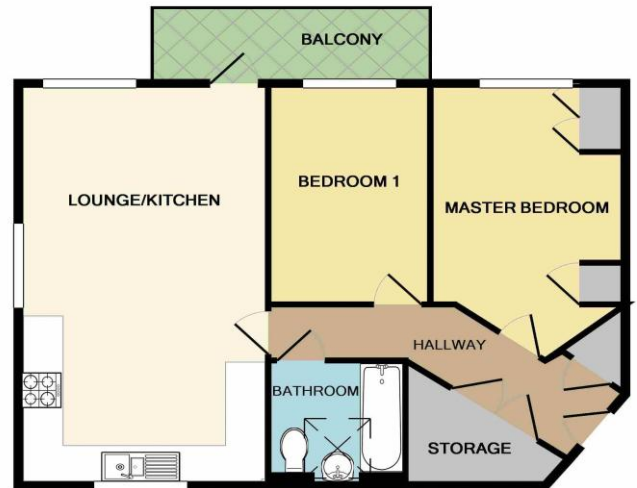
Bathroom: 6'10 x 6'6:

Double glazed skylight, low-level WC, pedestal wash hand basin with chrome taps, panelled bath unit with chrome taps and built-in shower over with shower screen, ceiling spotlights, part tiled walls, wooden flooring, extractor fan, shaver point, chrome heated towel rail.

Exterior:

There is an allocated parking space; private bike storage shed and communal bin store. Central Park is also a short walk away.

Total Approx. Floor Area 655 SQ.FT. 60.8 SQ.M.



TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CB Estates Ltd

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