



## HIGHLANDS APARTMENTS, GIDEA PARK

**Bright and Spacious Two Bedroom Top Floor Retirement Apartment Positioned In the Southerly Side of the Development Benefiting From a Wealth of Natural Light | Excellent Communal Areas and Gardens | Guest Suite Available By Prior Appointment | No Onward Chain | Onsite House Manager |**

**SSTC**

**CHARLES STRATTON**  
ESTATE AGENTS

Leasehold | 2 Bedroom Retirement Apartment EPC B



Highlands Apartments is a development of exclusive retirement apartments for the over 60's close to Gidea Park High Street and a short and direct bus ride from Romford Town Centre.

The block is approached via electric security gates which open to a large parking area and leads to the entrance door with Security Entryphone System. From here you will find a galleried reception hall with a returning staircase with light oak spindle rail balustrade leading to the first and second floors which can also be accessed by lift. There is a large communal Lounge with Kitchen and doors which open to the sun terrace overlooking the landscaped rear gardens. The onsite house managers office is also positioned on the ground floor.

The apartment itself is on the top floor and enjoys a southerly aspect enjoying naturally bright and spacious living accommodation. There are Two Bedrooms, Four Piece Bathroom W.C. and a Lounge which opens to the Kitchen. There are good storage cupboards in the Entrance Hall and Fitted Wardrobes to both Bedrooms.

Local shopping facilities are just a short walk away to the High Street which includes a Co-op, local butcher and a selection of small pubs and restaurants. There is a direct bus link to Romford Town Centre or to Gallows Corner where there is a large Tesco Supermarket. Gidea Park Railway Station is approximately half a mile away.

**Council Tax Band: D**

**Tenure: Leasehold (112 years)**

**Ground Rent: £500 per year**

**Service Charge: £4,297.05 per year**

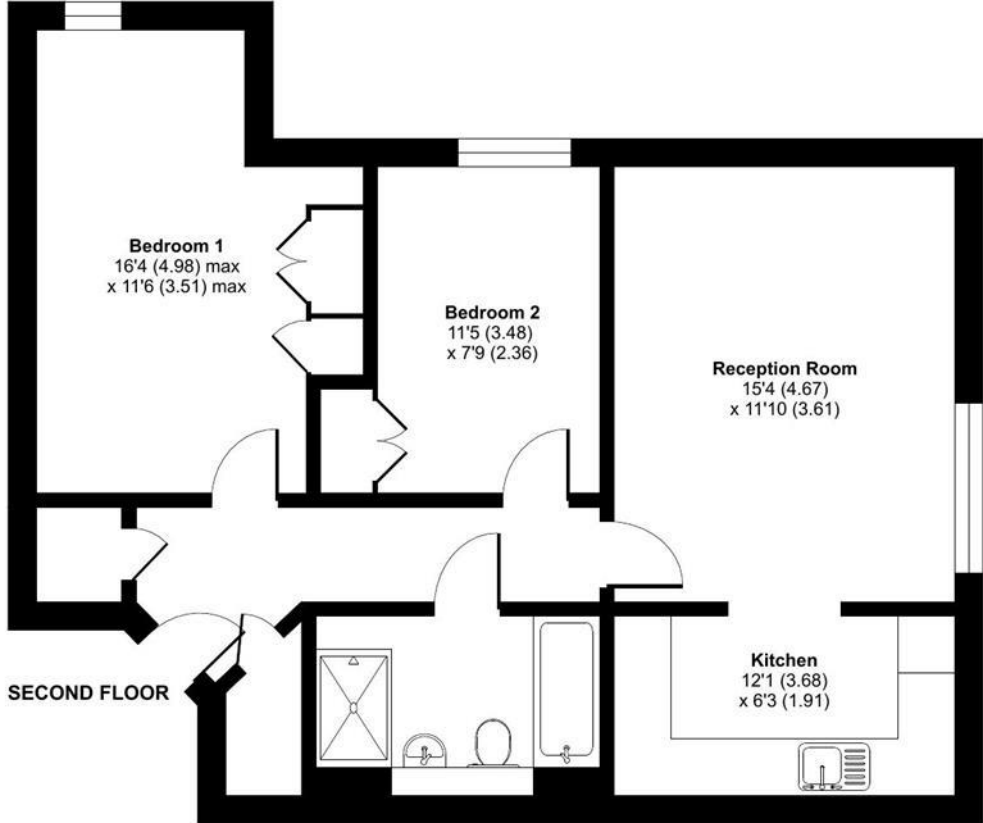




# Main Road, Gidea Park, RM2 5EH

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2023. Produced for Charles Stratton Estates Ltd. REF: 973500

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Net energy efficient - lower running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).</small>	

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.