



## MARWELL CLOSE, ROMFORD

Well Presented Two Bedroom Top Floor Apartment | Lounge | Kitchen | Shower Room W.C. | Communal Parking | Security Entry Phone System | Storage In Loft Space | Internal Viewing Highly Recommended |

**Offers Over £280,000** Leasehold | 2 bedroom apartment for sale

CHARLES STRATTON  
ESTATE AGENTS



Beautifully presented and well maintained two-bedroom second floor apartment situated within a pleasant cul-se-sac location with access to both Romford and Gidea Park's Elizabeth Line Railway Stations.

Accommodation comprises Lounge, Kitchen, Two-Bedrooms, and Shower Room W.C. The property further benefits from additional storage in the loft space, security entry phone system, and communal parking.

An internal viewing at your earliest opportunity comes highly recommended.

Tenure: Leasehold (88 years)  
Ground Rent: £80 per year  
Service Charge: £1,440 per year



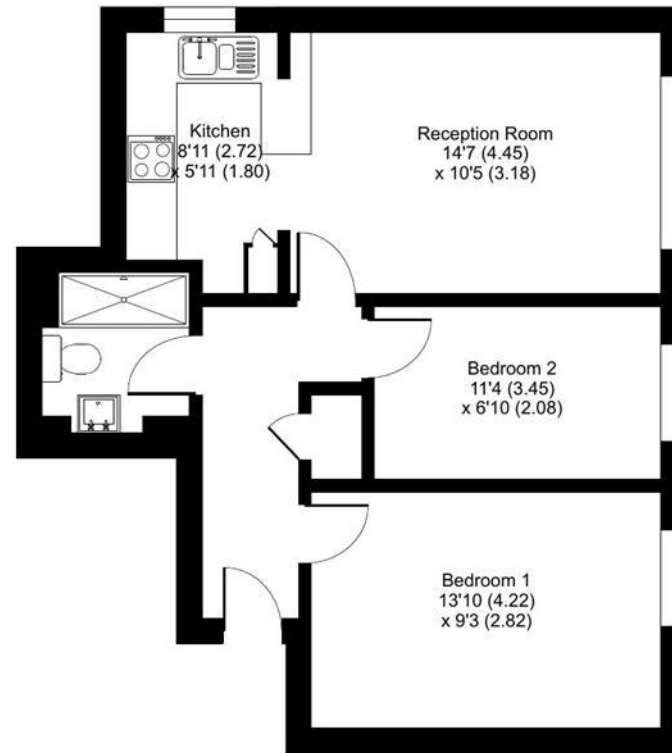




# Marwell Close, Romford, RM1

Approximate Area = 549 sq ft / 51 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 2024. Produced for Charles Stratton Estates Ltd REF: 1136959

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
Charles Stratton Estates Ltd

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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.