



## HIGHLANDS APARTMENTS, GIDEA PARK

Two Bedroom Purpose Built Ground Floor Retirement Apartment | Two Bedrooms | Two Bathrooms | Lounge Opening To Patio Area | Kitchen | Communal Lounge | Close To Gidea Park High Street | Close to Bus Stops Providing Access to Both Romford And Brentwood Town Centres |

Leasehold | 2 bedroom apartment for sale

CHARLES STRATTON  
ESTATE AGENTS



Two-Bedroom purpose-built ground floor retirement apartment situated in a sought-after development within Gidea Park.

Highlands Apartments is situated just a short distance from Gidea Park High Street with a convenient selection of shops, pubs and restaurants designed to serve the local residents.

The apartment is situated on the ground floor and has its own patio area opening from the lounge overlooking the well-maintained communal gardens at the rear. Accommodation comprises Lounge, Kitchen, Bathroom W.C., and Two-Bedrooms with the Master benefiting from En-Suite.

There is a Communal Lounge with Kitchen for the residents which opens to a patio area and communal parking accessed via electric security gates at the front.

Tenure: Leasehold (109 years)  
Ground Rent: £500 per year  
Service Charge: £2,100 per year

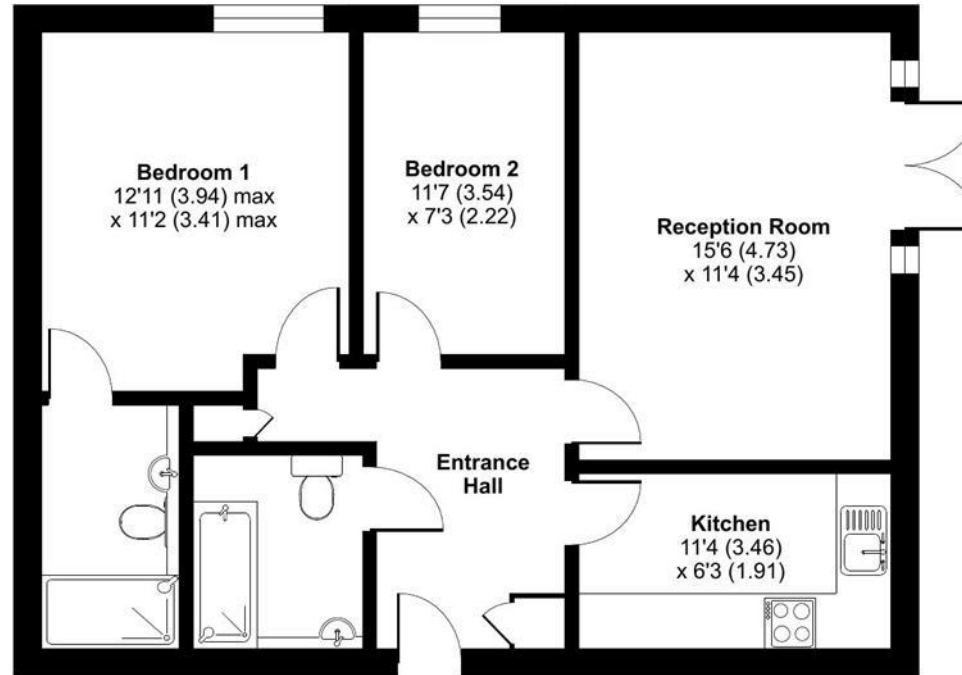




# Main Road, Gidea Park, RM2

Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1183690

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

**England & Wales** EU Directive 2002/91/EC  
 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.  
**England & Wales** EU Directive 2002/91/EC  
 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.