



HEATHLANDS, WITHAM ROAD, GIDEA PARK

*** NO ONWARD CHAIN *** | Being Sold With A 990 Year lease | Two Bedrooms | Bathroom W.C. | Lounge | Kitchen | Patio Area | Allocated Parking Space | Close to Gidea Park Crossrail Elizabeth Line Railway Station |

Guide Price £300,000 Leasehold | 2 bedroom apartment for sale

CHARLES STRATTON
ESTATE AGENTS



Two bedroom purpose built ground floor maisonette situated in a cul-de-sac location close to Gidea Park's Crossrail Elizabeth Line Railway Station.

The property has been well maintained throughout and benefits from having its own front door at the side of the block and glazed doors opening to a patio area overlooking the communal gardens at the rear.

The owners are in the process of extending the lease which will be sold with 990 years upon completion.

Tenure: Leasehold (990 years)
Ground Rent: £0 per year
Service Charge: £2,400 per year

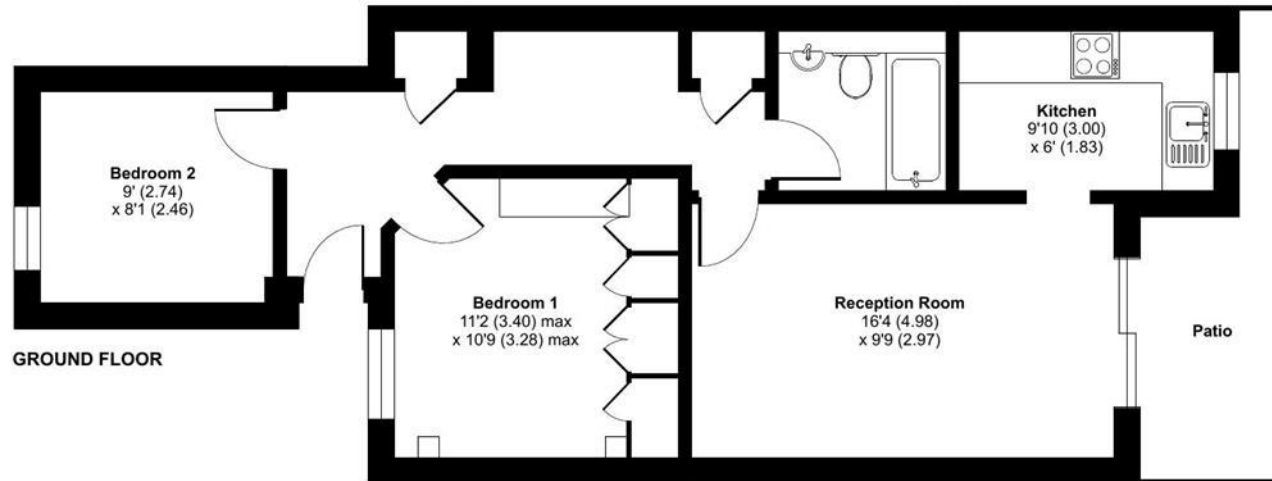




Witham Road, Gidea Park, RM2

Approximate Area = 589 sq ft / 54.7 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). © rnhccom 2024. Produced for Charles Stratton Estates Ltd. REF: 1190617

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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 (CO₂).

Viewing by appointment only
Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk/

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/fittings 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.