



GIDEA LODGE, MAIN ROAD

One Bedroom Purpose Built Warden Assisted Retirement Home | First Floor
With Lift Access | Lounge | Kitchen | Shower Room W.C. | Communal Lounge
With Kitchen | Communal Gardens | Communal Hair Salon | Guest Suite | Close
To Gidea Park's Local Shops And Amenities |

£275,000 Leasehold | 1 bedroom apartment for sale



CHARLES STRATTON
ESTATE AGENTS



Tenure: Leasehold

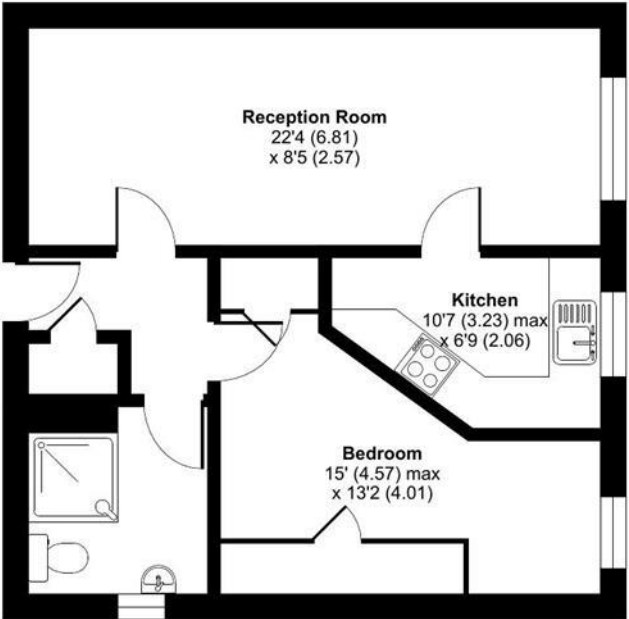




Main Road, Romford, RM2

Approximate Area = 495 sq ft / 45.9 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). © rnhcom 2024. Produced for Charles Stratton Estates Ltd. REF: 1201354

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Net energy efficient - lower running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>		<small>England & 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 (CO₂).</small>	

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.