



## Gubbins Lane

Harold Wood, Romford, RM3 0NQ

- MODERN RECENTLY BUILT LUXURY APARTMENT
- VERY POPULAR 'KINGS PARK' DEVELOPMENT
- VERY CLOSE TO HAROLD WOOD STATION
- SPACIOUS OPEN PLAN LIVING ROOM/KITCHEN
- GOOD SIZE BEDROOM WITH FITTED WARDROBES
- PRIVATE BALCONY
- SECURE ALLOCATED PARKING
- EWS1 CERTIFICATE AVAILABLE
- EPC - B

Guide Price £300,000



For more information or an appointment to view

**01708 748956** or **info@accordhomes.co.uk**

# \* \* \* GUIDE PRICE: £300,000 TO £325,000 \* \* \*

Located within the ever popular 'Kings Park' development that is literally a stones throw from Harold Wood mainline station, soon to benefit from The Elizabeth Line (Crossrail) connections is this recently constructed and extremely well presented third floor apartment. The bright and spacious accommodation includes an excellent open plan living room/kitchen with direct access to a private balcony, a generous bedroom with fitted wardrobes and a quality modern bathroom. Externally, the quality continues with extremely well landscaped communal gardens along with a secure gated area with allocated parking

## Communal Entrance

Security video entry door into communal entrance hall with stairs and lift accessing upper floors.

## Communal Landing

An immediate lobby area from stairs and lift, further automated security door into communal hallway, personal entrance door to:

## Entrance Hall

Video entry system, large built in cloaks storage cupboard, double radiator, laminate floor covering.

## Open Plan Living Room/Kitchen *18' 10" x 13' 1" (5.75m x 4.00m)*

Lounge Area: Double glazed door to balcony along with full height double glazed window overlooking communal gardens, further double glazed window, large built in storage cupboard, double radiator, laminate floor covering. Kitchen Area: A full range of white high gloss wall and base level units with ample work top surfaces with matching upstands, inset stainless steel one and a half bowl sink unit with mixer tap, a range of integrated appliances including a ceramic hob with extractor over, mid height oven and microwave, fridge freezer, washing machine and dishwasher, concealed lighting, laminate floor covering.

## Balcony *9' 7" x 5' 0" (2.92m x 1.53m)*

Timber decked balcony with glazed balustrade over looking communal gardens and central courtyard.

## Bedroom *13' 4" x 11' 1" (4.07m x 3.38m)*

Double glazed window over looking communal gardens, mirror fronted wardrobes to one wall, radiator, fitted carpet.

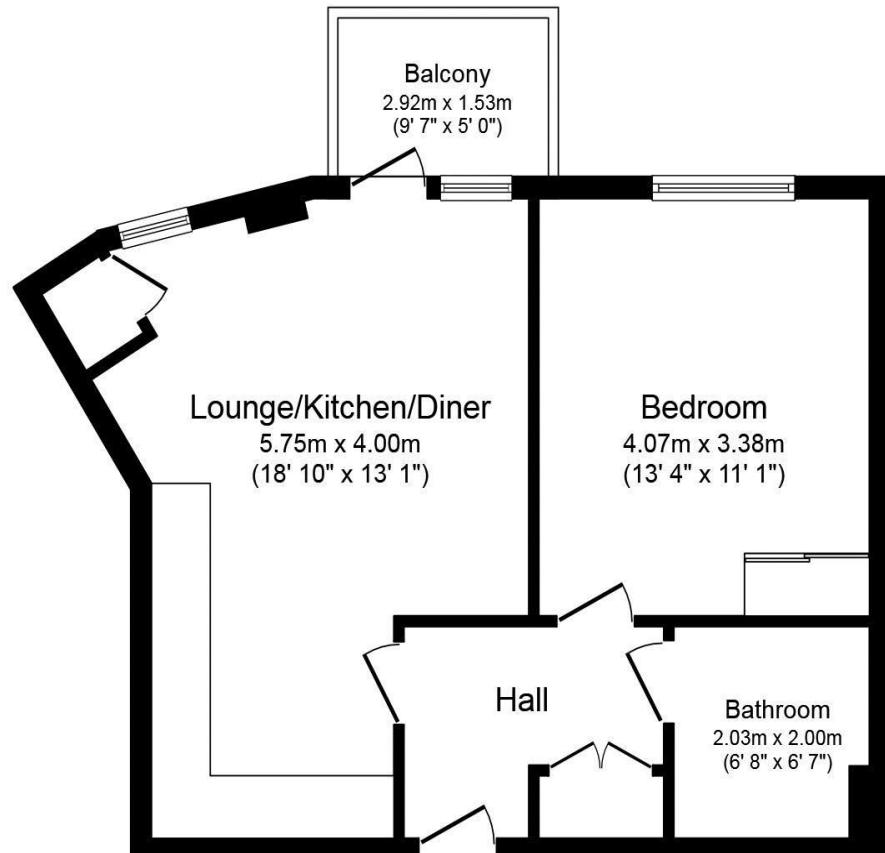
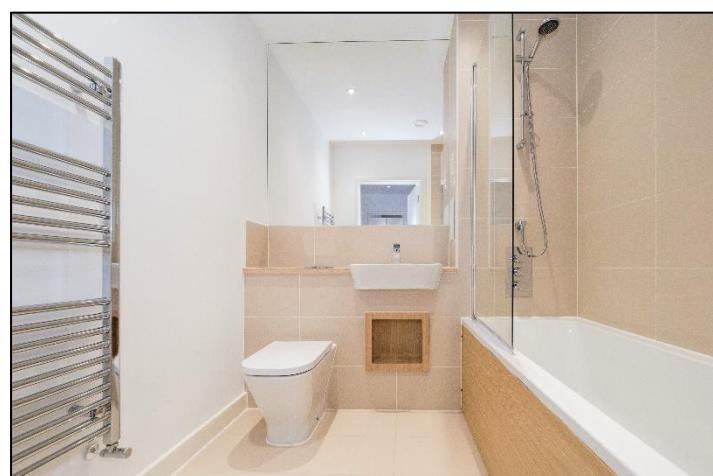
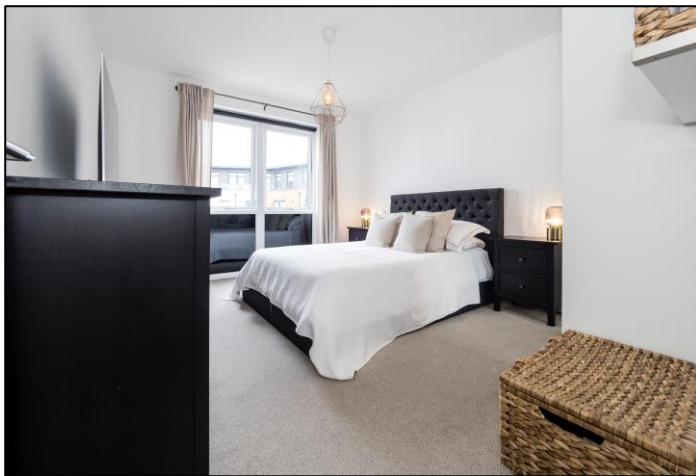
## Bathroom/WC *6' 8" x 6' 7" (2.03m x 2.00m)*

A modern white suite comprising of a panelled bath with wall mounted mixer tap and independent thermostatically controlled shower over and glazed shower screen, vanity wash hand basin with monoblock mixer and open storage under and concealed cistern WC, large wall mounted vanity mirror, majority tiled walls, chrome heated towel rail, tiled floor covering.

## Exterior

The property is situated amongst extremely well landscaped communal gardens extending to a secure gated central courtyard with allocated parking space.





## Floor Plan

Total floor area 53.0 sq.m. (571 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.