



35 Victoria Road  
Romford  
Essex  
RM1 2LH

**Tel:** 01708 504455  
**Email:** sales@gbpestates.co.uk  
**Website:** www.gbpestates.co.uk



**Cottons Approach, Romford**

**£200,000 - £220,000**



Guide Price £200,000 - £220,000.

Modern first floor studio close for Cottons Park, leading to London Road for Romford. Spacious open plan kitchen / living room balcony, separate bedroom area and modern bathroom.

The property is situated close for Romford Town Centre. The property also benefits from secure underground parking. Leasehold

- **STUDIO APARTMENT**
- **COTTONS PARK AREA**
- **BALCONY**
- **SPACIOUS LIVING SPACE**
- **LOCATED FOR ROMFORD TOWN**
- **UNDERGROUND PARKING**
- **IDEAL BUY TO LET**
- **MODERN THROUGHOUT**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**

## ACCOMMODATION

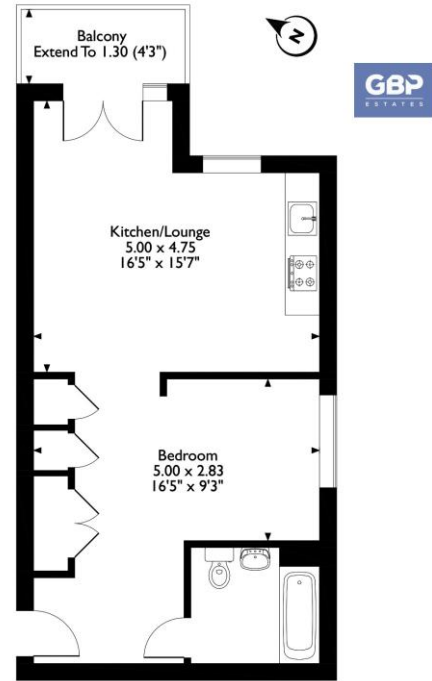
**LOUNGE / KITCHEN** 16' 5" x 15' 7" (5m x 4.75m)

**BEDROOM AREA** 16' 5" x 9' 3" (5m x 2.82m)

**BATHROOM**

**BALCONY**

Fern Court, Flat Cottons  
Approach, Romford  
Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



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

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.