





Apartment - Purpose Built

OMEGA COURT, LONDON ROAD, ROMFORD RM7 9QJ

Offers in the region of

£300,000

FEATURES

- Stylish modern interior
- Three bedrooms
- Two bathrooms (one en-suite)
- Secure entrance phone
- Private balcony with park views
- Open-plan living with modern kitchen
- Gated allocated parking
- Long lease (approx. 103 years)

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3 Bedroom Apartment - Purpose Built located

Third Floor

Entrance Hall
Connects all rooms, with stairs to the upper floor.

Kitchen / Reception Room
21'4" x 11'3"
A bright and spacious open-plan living area, featuring a contemporary U-shaped kitchen with light wood-effect cabinets and contrasting dark worktops. Ample storage is provided by wall and base units, while durable laminate flooring flows seamlessly throughout, creating a cohesive and practical space.

The reception and dining area is filled with natural light from side-aspect windows that open onto the private balcony, overlooking the greenery of Cottons Park. The generous proportions easily accommodate a full-sized dining table and a large sofa arrangement, ideal for family life and entertaining. Neutral décor and white walls complete this welcoming and versatile space.

Bedroom 1
11'1" x 10'3"
A well-proportioned double bedroom, fitted with full-height wardrobes for convenient storage. The room benefits from a large double-glazed window and neutral carpeting and walls, offering a practical and versatile space. Comes with en-suite.

En-suite
8'7" x 5'10"
A contemporary en-suite shower room, accessed directly from the bedroom, with a walk-in shower, wash basin, and WC.

Bedroom 2
10'11" x 10'2"
A bright and spacious double bedroom with a large double-glazed window allowing plenty of natural light. The room has neutral cream walls and soft grey carpeting.

Bathroom
7'7" x 6'5"
A contemporary bathroom with white tiling and a deep-blue feature wall. The suite includes a panelled bath with wall-mounted wash basin, and a low-level WC.

Balcony
11'5" x 4'6"
A private balcony accessed directly from the reception room, offering elevated views over the greenery of Cottons Park.

Fourth Floor

Bedroom 3
22'0" x 20'8"
Occupying the entire top floor, the master suite is a spacious and

private retreat with sloping ceilings that add character. The room is filled with natural light and finished with laminate flooring, providing ample space for a bed, dressing area, and additional furniture.

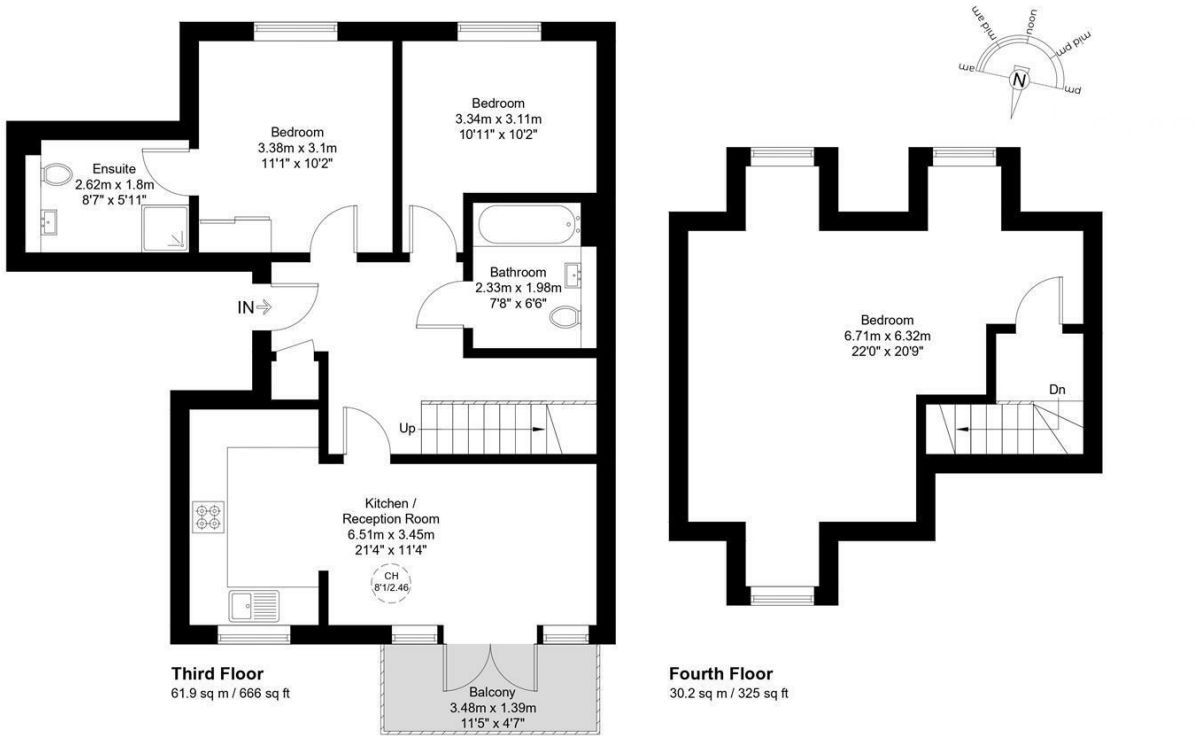








Omega Court, RM7 **Approximate Gross Internal Area** = 92.1 sq m / 991 sq ft



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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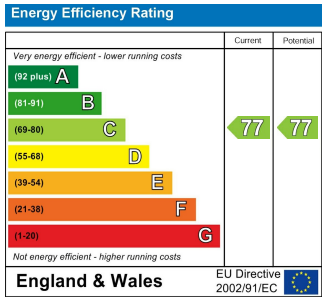
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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