Flat - Purpose Built

BARBERRY CLOSE, ROMFORD, RM3 8BP

Offers invited

£200,000

FEATURES

- One-bedroom first-floor flat
- No ground rent payable
- Contemporary fitted kitchen
- Modern, fully tiled shower room
- Long 177-year lease
- Spacious reception/dining room
- Generous double bedroom
- Ample communal parking

1 1 1 C

citymize

1 Bedroom Flat - Purpose Built located in Romford

Reception Room (Lounge / Diner)

17'5" x 10'6"

A stylish and contemporary reception room forming the heart of the property. Designed to suit modern living, the space features dark-toned interiors, grey carpeting, and elegant wall-mounted lighting, while a large double-glazed window to the front elevation allows for plenty of natural light. Offering excellent proportions, the room comfortably accommodates both lounge and dining areas, creating a versatile and inviting setting ideal for everyday living and entertaining.

Kitchen

13'4" x 6'3"

A beautifully finished fitted kitchen designed with a sleek contemporary aesthetic. The space is fitted with an extensive range of high-gloss grey wall and base units complemented by dark work surfaces. Further features include bevelled black metro-tiled splashbacks, polished grey floor tiles, and a double-glazed window to the rear elevation providing natural light. The kitchen also offers ample worktop space together with space and plumbing for freestanding appliances, creating a practical and modern environment.

Bedroom

13'4" x 10'0"

A generous double bedroom continuing the contemporary styling found throughout the property, featuring dark-toned interiors and grey carpeting. The room benefits from dual double-glazed windows to the rear elevation, allowing for plenty of natural light and creating a bright yet comfortable atmosphere. Well-proportioned in size, the bedroom comfortably accommodates a large bed together with additional space for wardrobes and further bedroom furnishings.

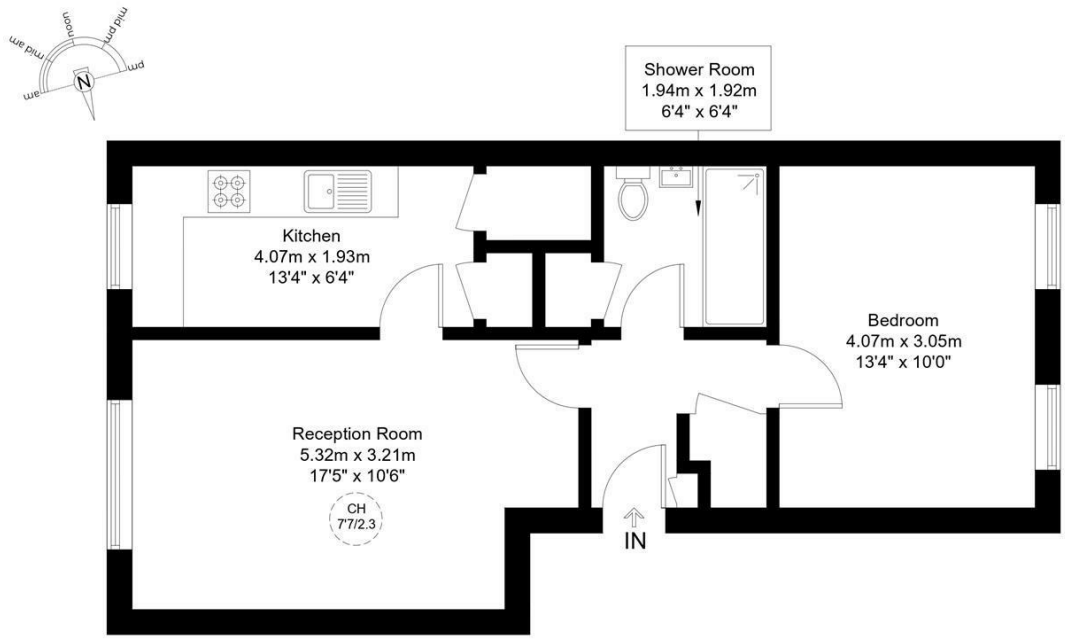
Shower Room

6'4" x 6'3"

A sleek and contemporary three-piece shower room featuring a spacious walk-in shower enclosure with sliding glass door, pedestal wash hand basin, and low-level WC. Fully tiled to both the walls and floor, the space offers a stylish and cohesive finish while remaining practical and easy to maintain.

citymize

Barberry Close, RM3 **Approximate Gross Internal Area** = 49.2 sq m / 530 sq ft



First Floor
49.2 sq m / 530 sq ft

citymize

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.
Copyright @ BLEUPLAN

RICS Certified Property Measurer

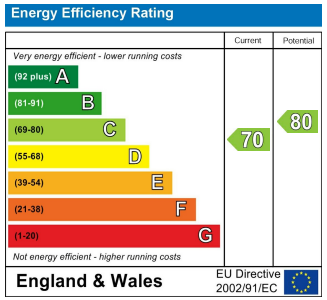
Call us on

02081 501577

Sales@citymize.com
citymize.com

Council Tax Band

A



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.

citymize