Pettits Lane, Romford, RM1

BUTLER & STAG

# Guide Price £275,000-£300,000.

# A rare opportunity to acquire a spacious ground floor two bedroom apartment in the extremely popular Raphael Court development.

## Leasehold

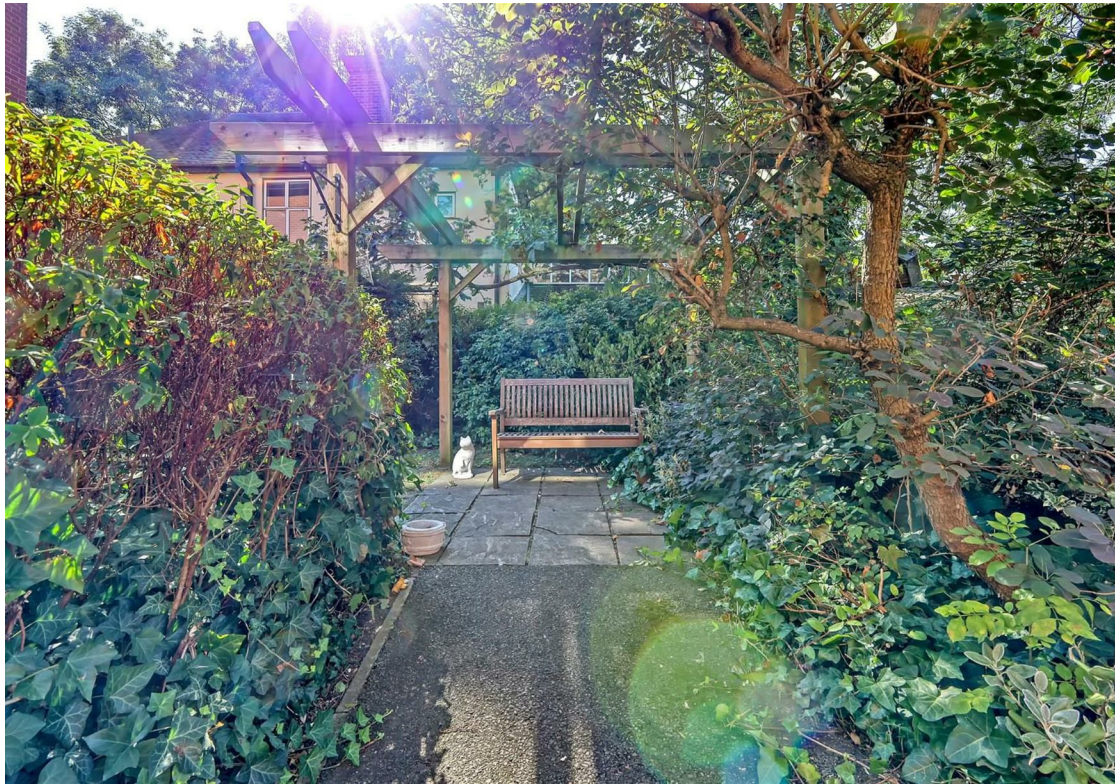
- Ground Floor Apartment Within A Gated Development
- Two Double Bedrooms
- Newly Refurbished Throughout
- Separate Kitchen
- Immaculately Kept Communal Gardens
- Allocated Parking
- 0.6 Miles To Romford Station (Elizabeth Line)
- Available Chain Free

Spanning an impressive 542 Sq. ft, internal accommodation comprises of two spacious bedrooms, with the master holding a range of bespoke fitted wardrobes. A formal reception with a separate kitchen and three three-piece family bathroom suite. Externally, the grounds of Raphael Court are well maintained throughout and also offer residents parking.

Romford Town Centre offers many High Street Shops and Department Stores with ample car parking facilities plus the vibrant Romford Market.

Leisure facilities are numerous with the nearby Brewery Complex which has many restaurants, bars and family friendly chains including a multi screen cinema complex and ten pin bowling. Sapphire Ice & Leisure Centre offers top quality gym facilities, large swimming pool and ice rink.

Raphael Park has a beautiful large lake, sports facilities, restaurant/cafe and play site. Romford is in the most convenient location offering something for everyone.



# Raphael Court

Approx. Gross Internal Area 50.4 Sq M ( 542.7 Sq Ft )

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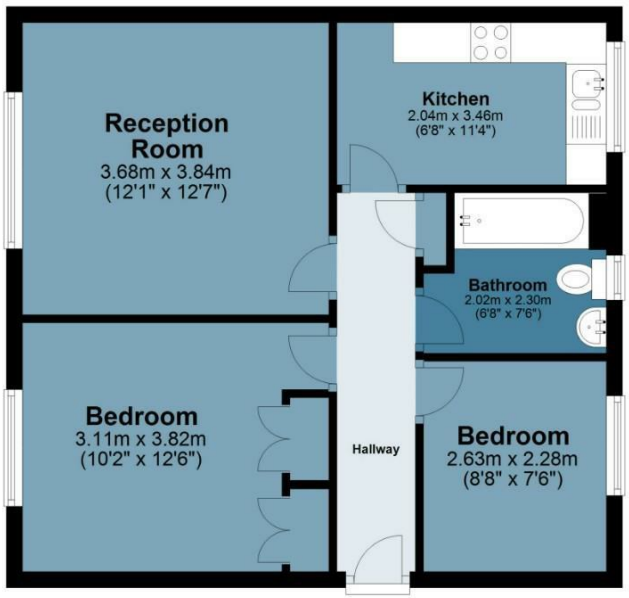
## Ground Floor

Approx. 50.4 sq. metres (542.7 sq. feet)




Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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