



**BUTLER & STAG**

Market Place | Romford

| RM4

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**GUIDE PRICE £350,000 - £375,000**

*A chance to acquire one of three remaining stunning newly converted, two bedroom luxury apartments set in the heart of Abridge.*

- *Four Newly Built Apartments*
- *Two Bedrooms | One Bathroom*
- *Private Gated Development*
- *Peaceful Secure Location*
- *Secure Parking*
- *High Specification Finishes*
- *Entryphone System*
- *Only Three Remaining*

***Price Guide £350,000 | Leasehold - Share of Freehold***

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Finished to the highest quality, these two bedroom apartments offer stylish interiors throughout comprising of spacious open plan kitchen / living space, generous bedrooms sizes and private off street parking.

These brand new homes offer the highest of internal specifications to include a luxury fitted kitchen with integrated Neff and Blomberg appliances, stylish bathrooms and secure Entryphone systems.

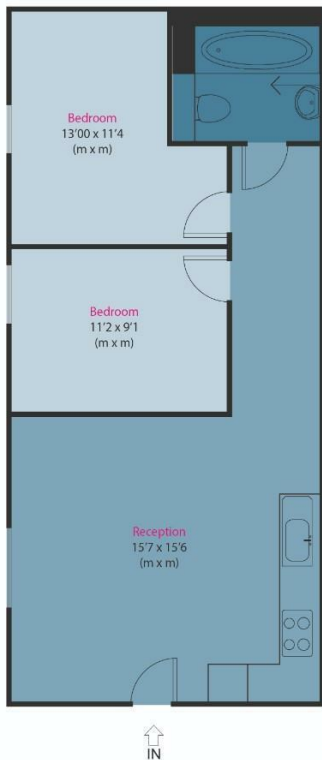
Externally, the properties are set behind private electric gates which lead to a large courtyard area providing off street parking for all four apartments.

The properties are located within walking distance of the village shop and the renowned Blue Boar Pub. Theydon Bois village is a short drive for access to the Central Line Train Station taking you into London.

The village has a convenience store two pubs and a primary school within walking distance and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. There is also good access to the A12, M11 and the M25.

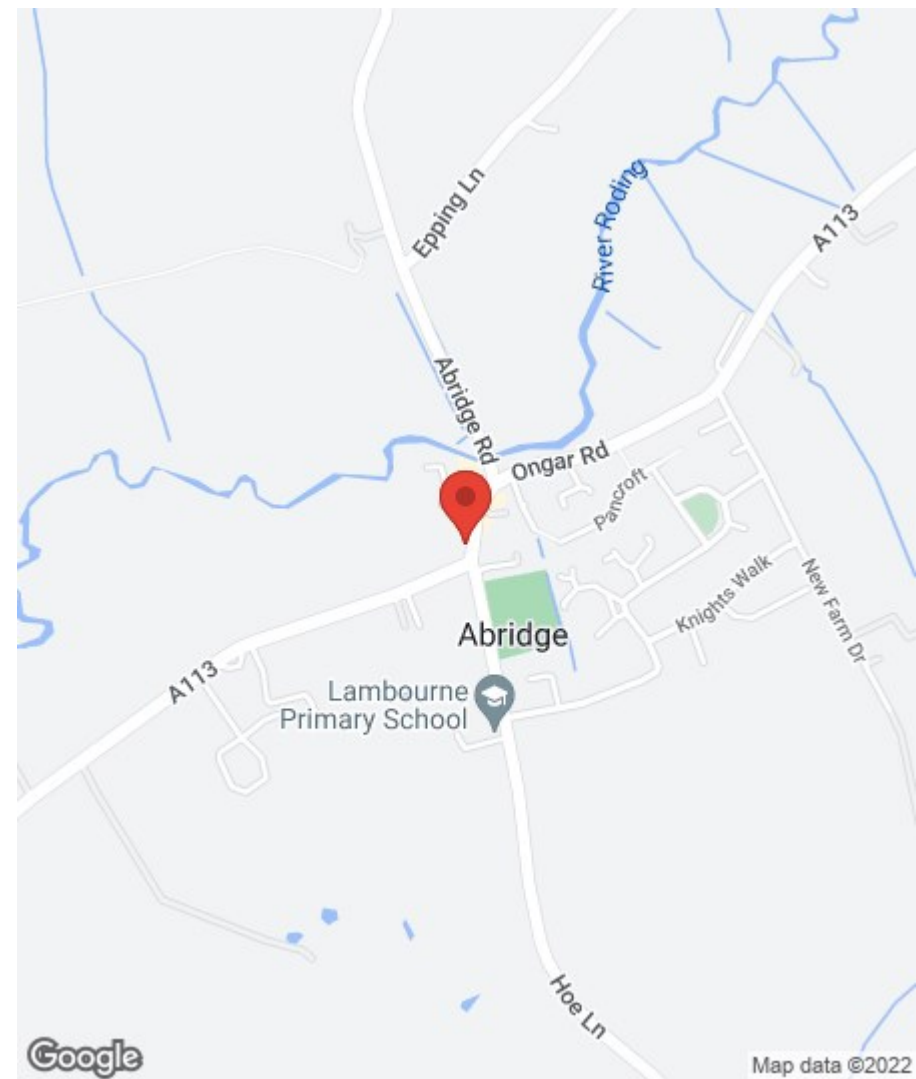






First Floor  
Approximate Gross Internal Area  
605 sq ft (56 sq m)

Disclaimer: floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.gphoto.co.uk



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		