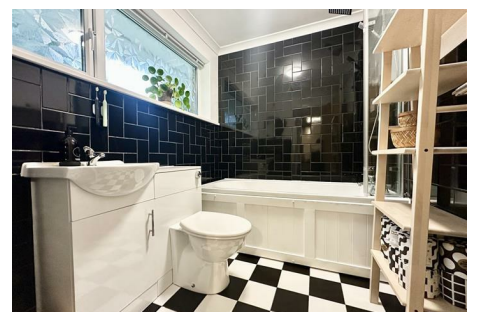




Brent Court, Compton Avenue

Gidea Park, RM2 6EU

Fantastic opportunity to purchase this impressive two bedroom ground floor flat, located within a 5 minute walk of Gidea Park Station (source: google maps). The accommodation includes entrance hall with three storage cupboards, open plan living/kitchen/dining area, two bedrooms and bathroom. The property also benefits from gas central heating, double glazing and communal gardens.

£285,000 - Leasehold - Council Tax: C

Brent Court, Compton Avenue

Gidea Park, RM2 6EU



Entrance Hall

Entrance door, coved ceiling, tiled flooring, radiator, storage cupboard, cupboard housing boiler, cupboard housing plumbing for washing machine.

Open Plan Living/Kitchen/Dining Area

18'6 x 14'11 (5.64m x 4.55m)

Two double glazed windows to front, two radiators, wooden flooring. Kitchen area including: Range of fitted wall and base units, part tiled walls, stainless steel single drainer sink, electric hob, oven and extractor, integrated fridge/freezer and microwave.

Bedroom One

12' x 11'10 (3.66m x 3.61m)

Double glazed window to front, coved ceiling, carpet, radiator.

Bedroom Two

11'7 x 5'10 (3.53m x 1.78m)

Double glazed window to rear, coved ceiling, carpet, radiator, built in wardrobe.

Bathroom

Frosted double glazed window to rear, coved ceiling, low level WC, vanity wash hand basin, panelled bath with shower over, part tiled walls, tiled flooring, heated towel rail.

Communal Gardens

Communal gardens to rear.

Rented Garage

The current owners rent a garage within the development from the council which we are advised would be transferable to the new owner at a cost of £86.00 pcm if required.

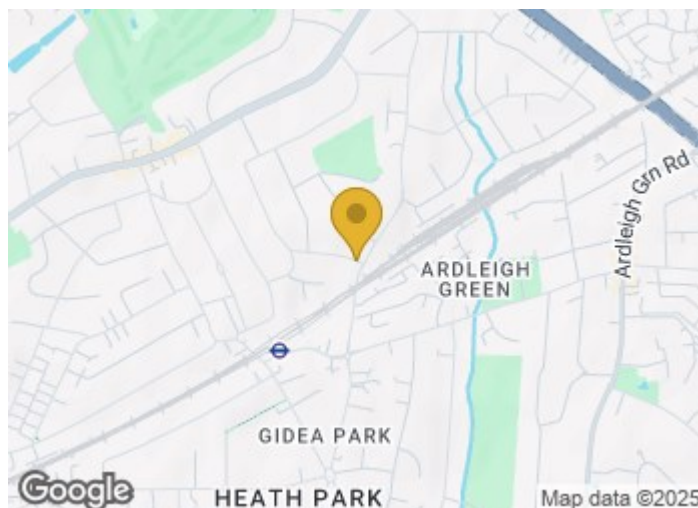
Material Information

We have been advised by the sellers the following information:

Lease: 125 year lease from October 1987 thus 87 years remaining.

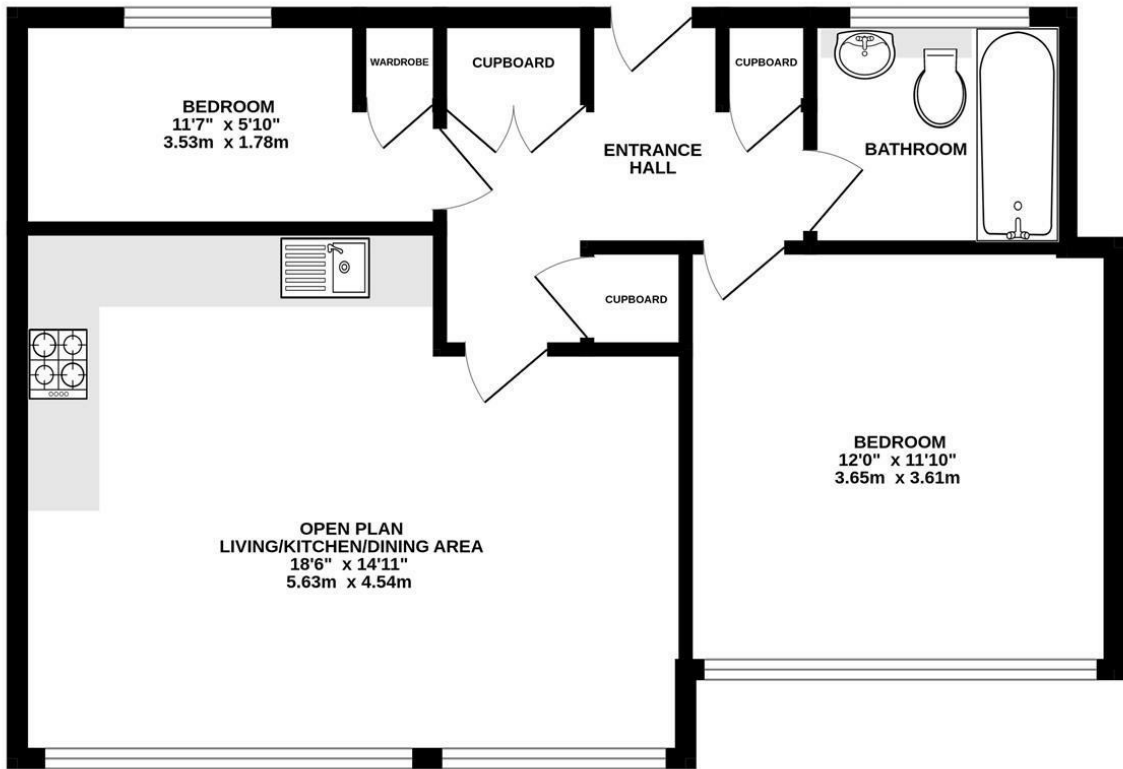
Ground Rent: £10.00 per annum

Service Charge: £1,770.41 per annum





GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: C
Tenure: Leasehold

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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	