



## HEATHLANDS, WITHAM ROAD, GIDEA PARK

**\*\*\* NO ONWARD CHAIN \*\*\*** | Being Sold With A 990 Year lease | Two Bedrooms | Bathroom W.C. | Lounge | Kitchen | Patio Area | Allocated Parking Space | Close to Gidea Park Crossrail Elizabeth Line Railway Station |

**Guide Price £300,000** Leasehold | 2 bedroom apartment for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS





Two bedroom purpose built ground floor maisonette situated in a cul-de-sac location close to Gidea Park's Crossrail Elizabeth Line Railway Station.

The property has been well maintained throughout and benefits from having its own front door at the side of the block and glazed doors opening to a patio area overlooking the communal gardens at the rear.

The owners are in the process of extending the lease which will be sold with 990 years upon completion.

Tenure: Leasehold (990 years)  
Ground Rent: £0 per year  
Service Charge: £2,400 per year  
Parking options: Off Street

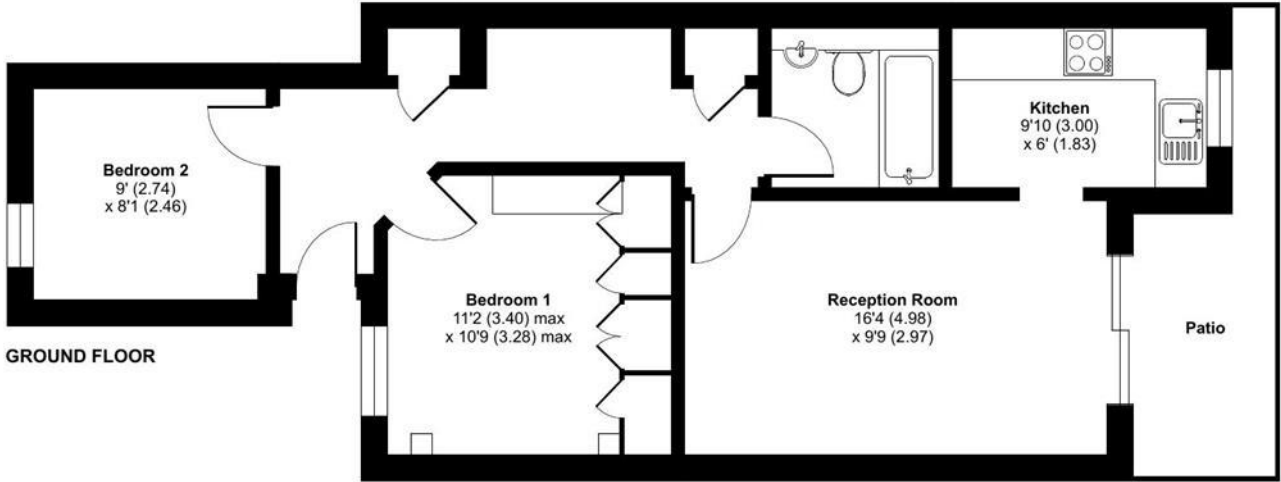




# Witham Road, Gidea Park, RM2

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1190617

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ).	

Viewing by appointment only  
Charles Stratton Estates Ltd

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