



## Arneways Avenue, , Romford, RM6 5LX

- TWO BEDROOM
- SECOND & THIRD FLOOR
- SPACIOUS RECEPTION ROOM
- WELL PRESENTED
- IDEAL FIRST TIME PURCHASE OR INVESTMENT

- DUPLEX APARTMENT
- MODERN DEVELOPMENT
- BALCONY
- BATHROOM & SEPERATE W.C.
- EASY ACCESS TO A12, NEWBURY PARK STATION AND ROMFORD T

**Offers In Excess Of £275,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Arneways Avenue, , Romford, RM6 5LX



Nestled in the desirable area of Arneways Avenue, Chadwell Heath, this modern duplex apartment offers a perfect blend of comfort and convenience. Spanning an impressive 920 square feet, this spacious two-bedroom residence is ideal for first-time buyers or those seeking a sound investment opportunity.

The apartment boasts a contemporary design and is well-presented throughout. The layout includes a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The two generously sized bedrooms ensure ample living space, while the additional bathroom and separate W.C. enhance practicality for everyday living.



One of the standout features of this property is the delightful balcony, which offers a charming outdoor space to enjoy fresh air and views. The long lease adds to the appeal, providing peace of mind for potential buyers.

Location is key, and this apartment does not disappoint. With easy access to the A12, commuting is a breeze, and with Newbury Park Station & Chadwell Heath Station (Elizabeth Line) being just a short distance away, making travel into central London straightforward. Additionally, the vibrant Romford Town Centre is nearby, offering a variety of shops, restaurants, and leisure facilities.



In summary, this two-bedroom duplex apartment on Arneways Avenue is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its modern features, convenient location, and spacious layout, it is sure to attract interest from a wide range of buyers.



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Reception/Dining Room  
19'5 x 13'9

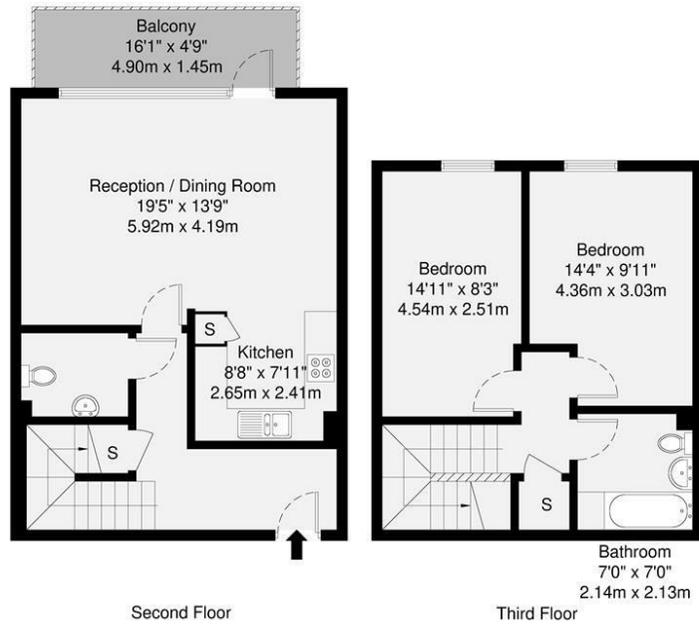
Bedroom Two  
14'11 x 8'3

Kitchen  
8'8 x 7'11

Bathroom  
7'0 x 7'0

Bedroom One  
14'4 x 9'11

Balcony  
16'1 x 4'9



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

Maison VUE

**Viewings**

Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>		77	77
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

