

Scholars Court, Academy Fields Road, Romford, RM2 5UF

- Available Immediately
 - Ground Floor Flat
 - Three Bedrooms
- Main Bathroom & Ensuite Off Main Bedroom
 - Gas Central Heating
- Allocated Parking Space
 - Communal Garden
- 11 Minute Walk to Gidea Park Station (source: google maps)

£1,750 PCM (per calendar month) PCM
Tenant Fees: page 4 - Council Tax Band: D

2 Academy Fields Road

Romford, RM2 5UF



PLEASE NOTE

The pictures shown in this advert are several years old and were originally used at the beginning of a tenancy in 2023.

Entrance Hall

Entrance door, smooth ceiling, coving, security entry phone system, two cupboards, radiator, laminate flooring.

Reception Room

11'4 x 9' (3.45m x 2.74m)

Double glazed window, smooth ceiling, radiator, laminate flooring.

Kitchen

12'1 x 5'9 (3.68m x 1.75m)

Double glazed window. Range of base and eye level wall cabinets with worktops, integrated fridge/freezer, washing machine, dishwasher, oven, four burner gas hob with overhead extractor, single drainer stainless steel sink, smooth ceiling, spotlights, part tiled walls, radiator, tiled floor.

Bedroom One

12'7 x 9'10 max sizes (3.84m x 3.00m max sizes)

Double glazed window, smooth ceiling, built in wardrobe, radiator, laminate flooring.

Ensuite

5'6 x 5'3 max sizes (1.68m x 1.60m max sizes)

Suite comprising of corner shower cubicle, pedestal wash basin, low level WC, smooth ceiling, spotlights, extractor, part tiled walls, electric shaving point, radiator, tiled floor.

Bedroom Two

11'4 x 9'10 (3.45m x 3.00m)

Double glazed windows to two aspects, smooth ceiling, coving, radiator, laminate flooring.

Bedroom Three

9'10 x 9'3 max sizes (3.00m x 2.82m max sizes)

Double glazed windows to two aspects, smooth ceiling, coving, radiator, laminate flooring.

Bathroom

7'3 x 5'9 (2.21m x 1.75m)

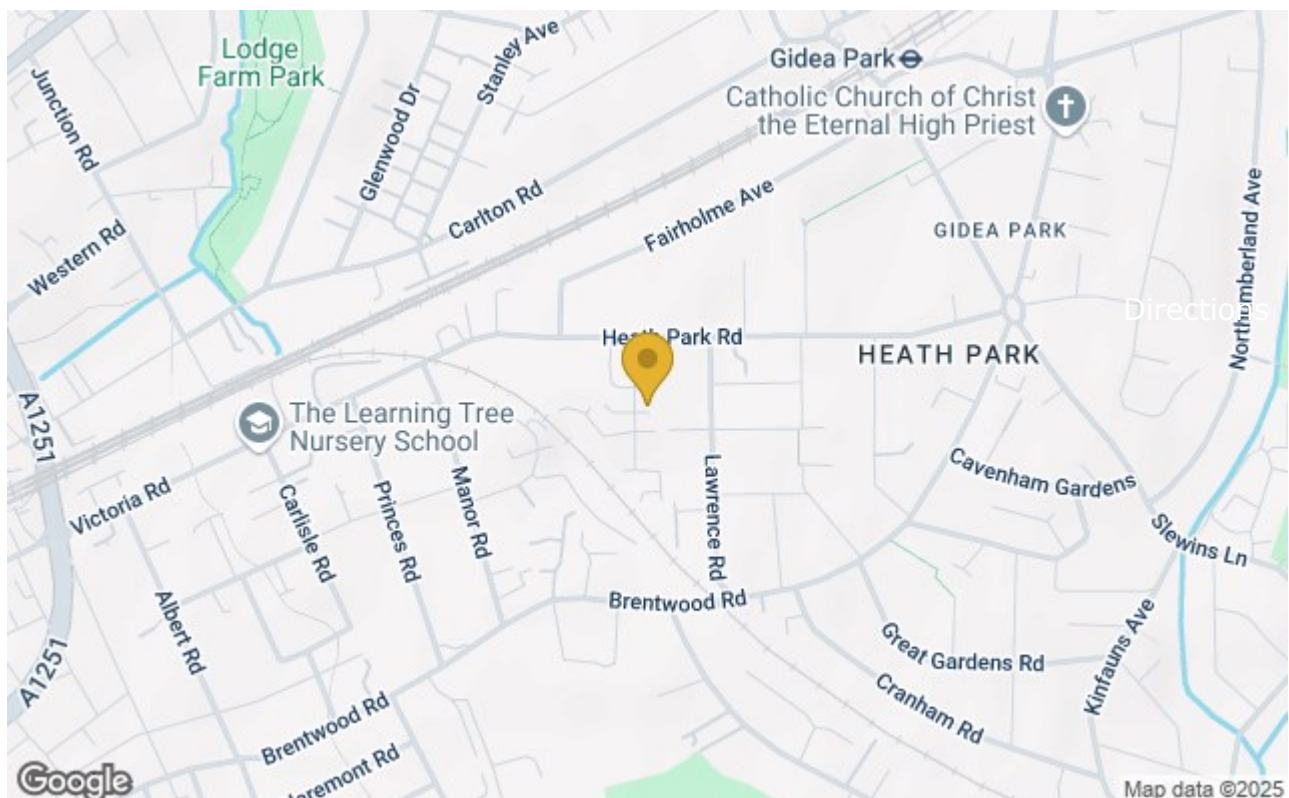
Suite comprising of bath with shower attachment to tap and overhead bracket, pedestal wash basin, low level WC. Smooth ceiling, spotlights, extractor, part tiled walls, electric shaving point, radiator, tiled floor.

Parking

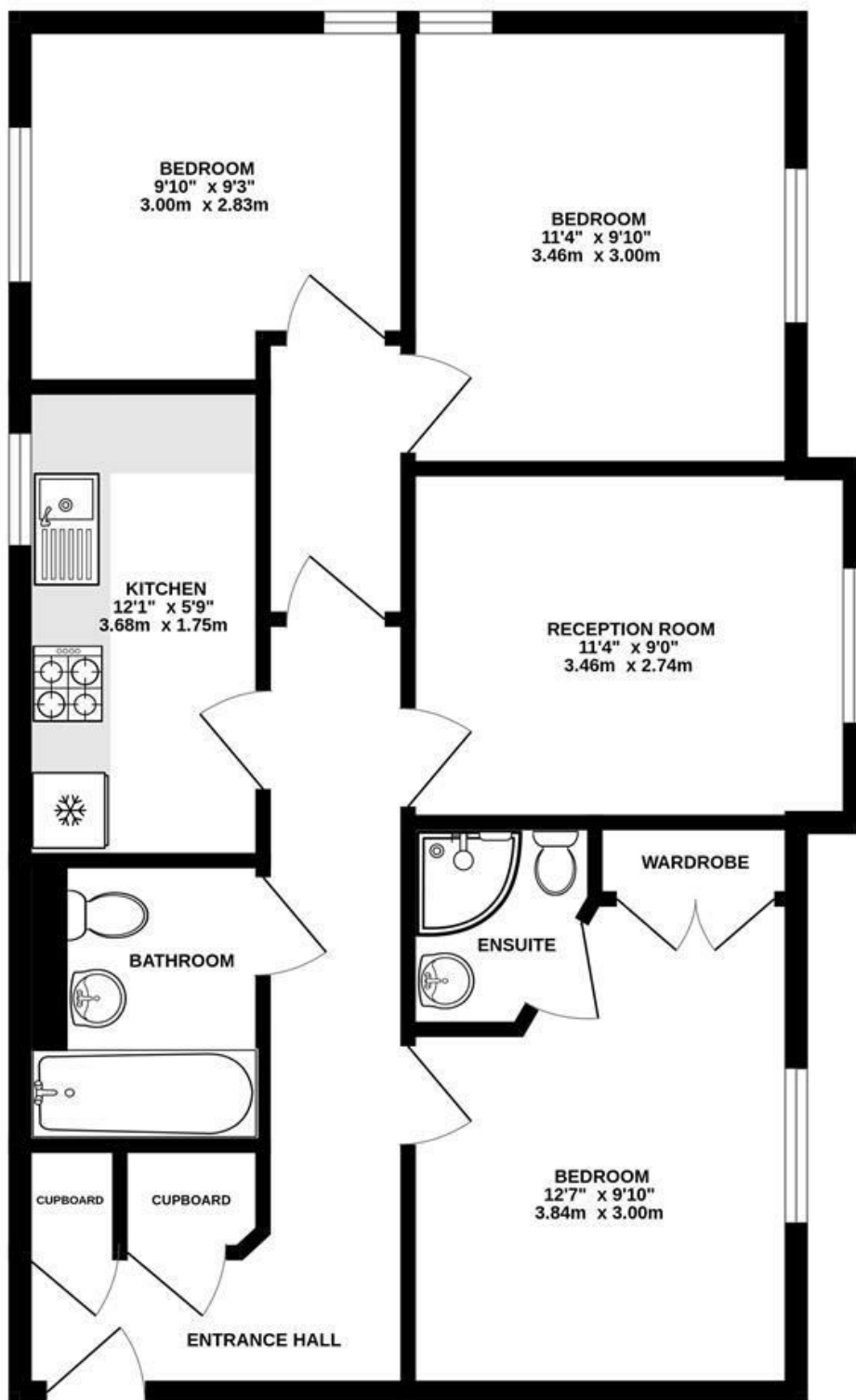
One allocated parking space adjacent to the building. Four visitors parking spaces.

Outside

Communal garden.







TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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Tenant Fees:

Holding deposit is one week's rent
Tenancy deposit is five weeks' rent.

Energy Efficiency Rating	
Current	Potential
	Very energy efficient - lower running costs
	(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	
Current	Potential
	Very environmentally friendly - lower CO ₂ emissions
	(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