



## 71 Vignoles Road, Romford

£1,000 pcm

- Ground Floor Studio Flat • Just Decorated • New Flooring • Walking Distance to Romford and Chadwell Heath Stations  
• Parking • Communal Garden Area • Available Immediately • No deposit with Reposit deposit replacement scheme





This well presented ground floor studio flat offers comfortable and convenient living in a sought-after location. Perfectly suited for professionals or couples, this delightful property features a separate bedroom area off the lounge, recently decorated with a in neutral colours. The studio has been fitted with new flooring throughout.

Situated within walking distance to both Romford and Chadwell Heath Stations, this home is ideal for those who require easy access to the City. With its prime location, residents can enjoy seamless commutes and explore the wealth of amenities and entertainment options that Romford town centre has to offer.

With its excellent transport links and modern finishes, this one-bedroom studio flat offers a fantastic opportunity for tenants seeking a comfortable and well-connected home.

Deposit free solution available with Reposit Tenancy Deposit Replacement Scheme

Council Tax Band: B

Tenancy Deposit: £1,150.00

Initial Tenancy Term: Twelve Months

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### Living Area

9' 3" x 12' 2" (2.82m x 3.72m)

#### Living/Dining Area

5' 3" x 6' 0" (1.59m x 1.84m)

#### Bedroom Area

8' 8" x 6' 4" (2.63m x 1.93m)

#### Kitchen

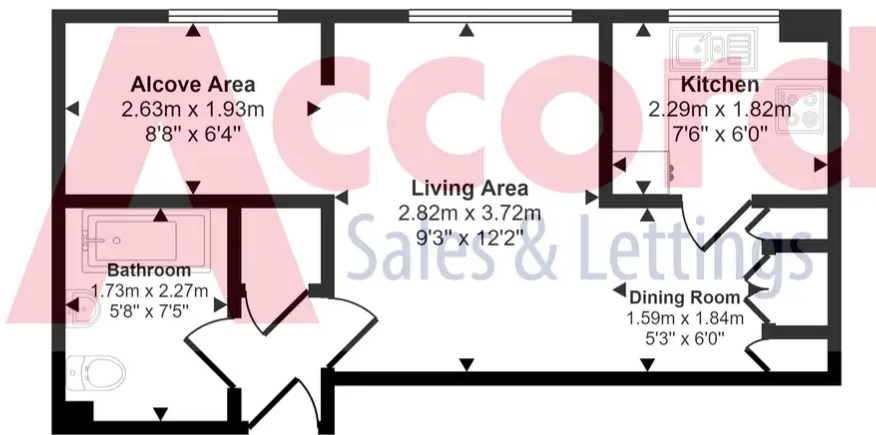
7' 6" x 6' 0" (2.29m x 1.82m)

#### Bathroom

5' 8" x 7' 5" (1.73m x 2.27m)



Approx Gross Internal Area  
32 sq m / 343 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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