



**Vickers House, South Street, Romford, Essex**  
**3 Bedroom Apartment**

**Price: £2000 p.c.m**

# Vickers House, South Street, Romford, Essex – 3 Bedroom Apartment - £2000 p.c.m.

## Property Details:

We are delighted to offer To Let, this modern 3 bedroom sixth floor apartment. The property offers 3 bedrooms, 2 doubles and one good size single. Large lounge with balcony and amazing views. Fitted modern kitchen/diner with plenty of storage, integrated appliances and a utility room with plumbing for washing machine and storage space. Good size family bathroom and additional cloak room/W.C. Secure allocated parking space. Close to good schools, shops, transport links and walking distance to Romford Town Centre and Train Station for trains into London (Elizabeth Line). Rental £2000 p.c.m. Deposit 5 weeks rent. Available from 24<sup>th</sup> January 2025.

## Sixth Floor Apartment:

**Entrance to Block.** Entrance from Ground Floor via secure door entry to lobby with lifts and stairs to all floors.

**Hallway: 27'3" x 12'6" L-Shaped:** Large entrance hallway with access to all accommodation. 2 large storage cupboards. Wood flooring. Radiator. Neutral décor.

**Cloak Room / W.C. : 7'5" x 3'5":** Low level W.C., Hand basin. Extractor fan. Tiled flooring. Radiator. Neutral décor.

**Lounge: 17'8" x 10'4":** Large double glazed window to side aspect. Double glazed patio door to Balcony. Wood flooring. Radiators. Smooth ceiling. Neutral décor.

**Kitchen/Diner: 14'11 x 9'9".** Double glazed window to front aspect. Modern fitted kitchen with a range of wall and base units. Space for fridge/freezer, electric oven and gas hob with extractor over. Integrated dishwasher. Stainless steel 1 ½ bowl sink with drainer and mixer tap. Combi Boiler. Wood flooring. Smooth ceiling. Neutral décor.

**Utility Room: 5'9" x 4'0":** Space and plumbing for washing machine. Extra storage space. Extractor. Smooth ceiling. Neutral décor.

**Bedroom 1: 14'8" x 9'2",** Double glazed window to front aspect. Built in wardrobe. Radiator. Wood flooring. Radiator. Neutral décor.

### **Bedroom 2: 12'10" x 10'2"**

Double glazed window to front aspect. Radiator. Wood flooring. Neutral décor.

**Bedroom 3: 12'4" x 7'6"** Double glazed window to front aspect. Radiator. Wood flooring. Neutral décor.

**Bathroom: 8'2" x 6'9"** Panel bath with shower over. Low level W.C. Hand basin. Heated towel rail. Smooth ceiling with down lights. Part tiled to walls. Tiled flooring.

**Outside: Parking:** There is an allocated space for parking for 1 car in the secure carpark.

**Council Tax Band: C - EPC Rating: B**

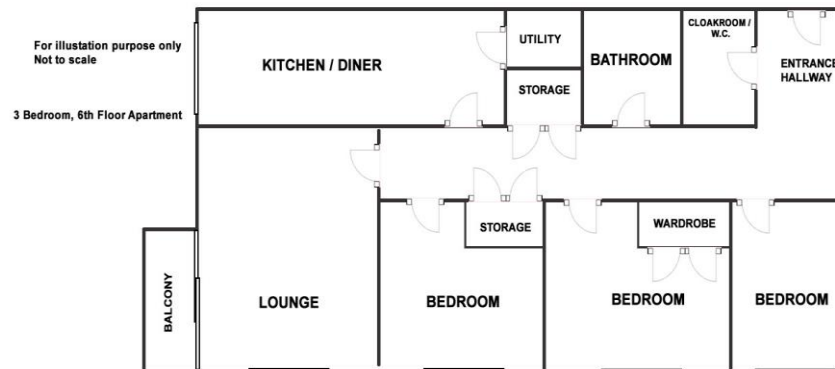
**Rent £2000 p.c.m. Deposit equal to 5 weeks rent. AVAILABLE FROM 24<sup>th</sup> January 2025.**







- 3 Bedrooms
- Good size fitted Kitchen/Diner
- Family Lounge with Balcony
- Balcony with amazing views
- Modern Family Bathroom
- Cloak room/W.C.
- Double glazing & central heating
- Allocated secure parking
- Close to amenities, good schools and transport links.
- Walk to Romford Station for trains into London



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.