



King Edward Road, Romford Rent **£1,100 pcm**



Refurbished two bedroom flat in Romford.

This is a well presented property with new kitchen, bathroom, newly painted and new carpet.

Double glazed and gas central heating. Own front door entrance. Lounge has a Juliette balcony.

Located for Queens Hospital, Romford town and station.

- REFURBISHED TWO BEDROOM FLAT
- NEW KITCHEN
- NEW BATHROOM
- NEW CARPETS
- GAS CENTRAL HEATED
- DOUBLE GLAZING
- JULIETTE BALCONY
- AVAILABLE NOW
- PARKING PERMIT
- ROMFORD TOWN LOCATION

ACCOMMODATION

DOOR TO STAIRS AND FIRST LANDING

HALLWAY

KITCHEN 8' 05" x 8' 0" (2.57m x 2.44m)

Newly fitted kitchen
Washing machine
Electric hob and oven
Fridge Freezer

LOUNGE 15' 04" x 11' 09" (4.67m x 3.58m)

Juliette Balcony

BATHROOM 12' 0" x 8' 05" (3.66m x 2.57m) narrowing to 4.05

Newly fitted bathroom
Walk in shower
Bath
Wash basin inset to unit
Low level w.c.

BEDROOM 11' 01" x 8' 05" (3.38m x 2.57m)

BEDROOM 12' 04" x 8' 05" (3.76m x 2.57m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.