



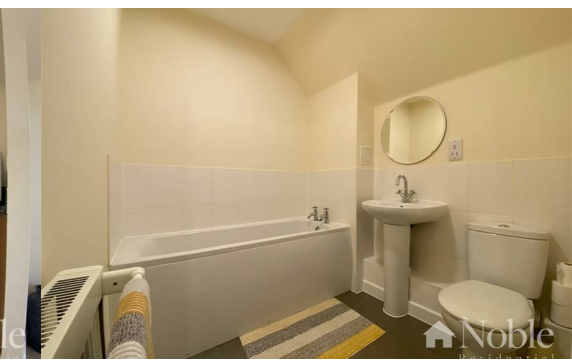
Brooks Court, Ingrebourne Ave, Romford, RM3 9GJ

**£1,500 PCM (per calendar month) PCM**  
**Holding Deposit equal to 1 weeks rent**  
**Tenancy Deposit equal to 5 weeks rent**  
**Council Tax Band: C**



- Penthouse Apartment
- Two Double Bedrooms
- Ensuite & Main Bathroom
- Open Plan Living/Kitchen/Dining Room

- Allocated Parking Space
- Available Immediately
- Gas Central Heating & Double Glazing





### Entrance Hall

13'1 x 8'6 max sizes (3.99m x 2.59m max sizes)  
Smooth ceiling, radiator with thermostatic valve, security entry phone system, two storage cupboard with one housing the boiler, carpet.

### Open Plan Living/Kitchen/Dining Area

16'11 x 16'8 max sizes (5.16m x 5.08m max sizes)  
Double glazed windows to two aspects and skylight. Smooth ceiling, range of base and eye level wall cabinets with worktops, single drainer double bowl stainless steel sink, stainless steel four burner gas hob with stainless steel splashback and stainless steel overhead extractor hood and fan, stainless steel integrated oven, two radiators, part carpet, part vinyl flooring.

### Main Bedroom

16'8 x 9' max sizes (5.08m x 2.74m max sizes)  
Double glazed window. Smooth ceiling, radiator with thermostatic valve, built in wardrobe, carpet.

### Ensuite

9'5 x 5'7 max sizes (2.87m x 1.70m max sizes)  
Suite comprising of shower cubicle, pedestal wash

basin and low level WC. Smoothing ceiling, extractor, part tiled walls, electric shaving point, radiator with thermostatic valve, vinyl flooring.

### Bedroom Two

10'3 x 9'11 max sizes (3.12m x 3.02m max sizes)  
Double glazed window. Smooth ceiling, radiator with thermostatic valve, carpet.

### Bathroom

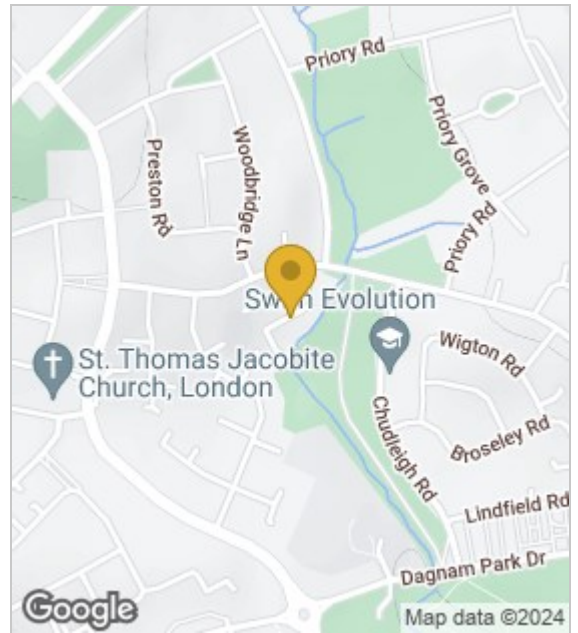
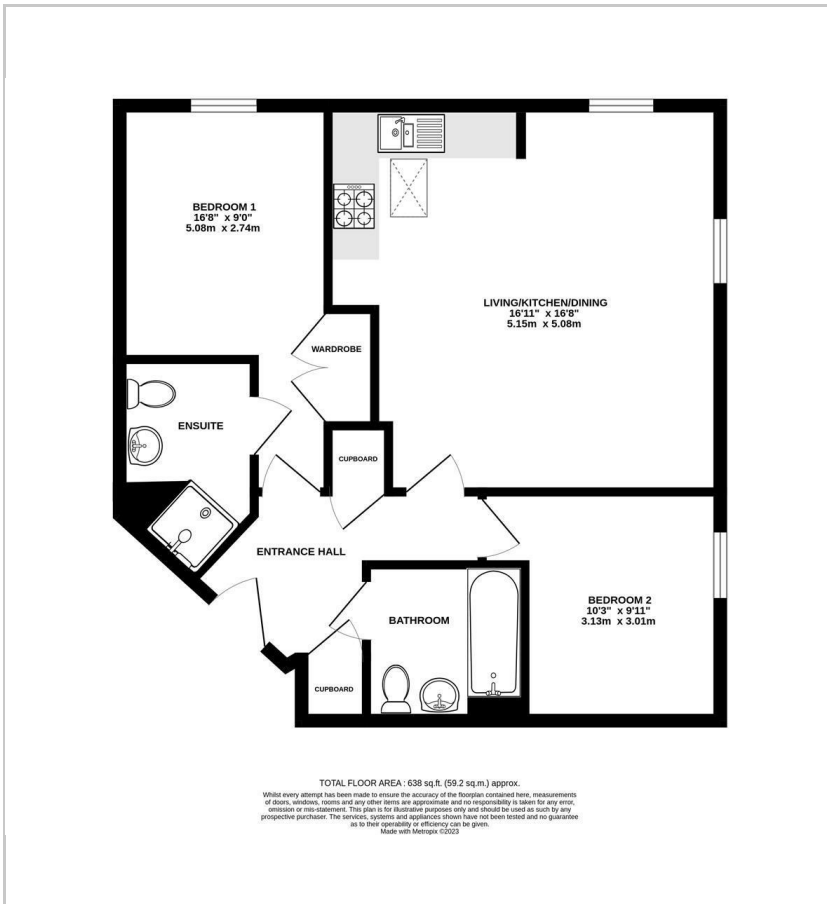
6'10 x 6'5 (2.08m x 1.96m)  
Suite comprising of panelled bath, pedestal wash basin and low level WC. Smooth ceiling, extractor, part tiled walls, electric shaving point, radiator, vinyl flooring.

### Parking

Designated parking for one vehicle and visitors spaces.

### Outside

Cycle store.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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