



WHERE STANDARDS MATTER

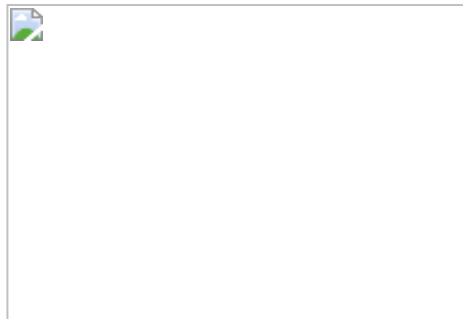
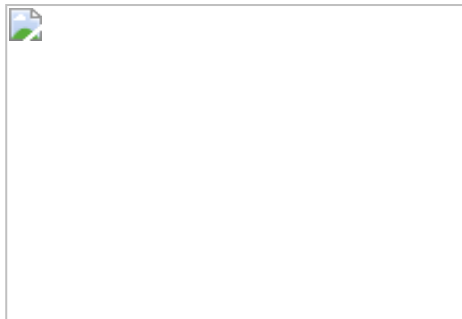
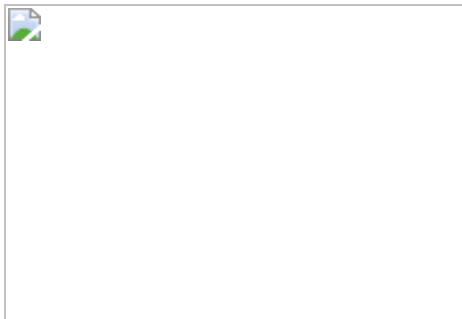
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### St James Gardens, Little Heath, Romford, RM6

\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* \*\* Modern development \*\* \*\* Fitted kitchen \*\* \*\* Close to Little Heath school \*\* \*\* En-suite to master bedroom \*\* \*\* Good access to A12 \*\* \*\* PARKING \*\* \*\* Unfurnished with white goods \*\* \*\* Available 2nd July \*\* \*\* EPC Rating: C \*\*



## St. James Gardens, RM6

### Lounge

3.66m (12') x 4.57m (15')



### Kitchen

3.66m (12') x 1.83m (6')



### Bedroom 1

3.35m (11') x 4.27m (14')



**en suite**

1.52m (5') x 1.83m (6')



**Bedroom 2**


3.35m (11') x 1.83m (6')



**Bathroom**

1.83m (6') x 1.83m (6')



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

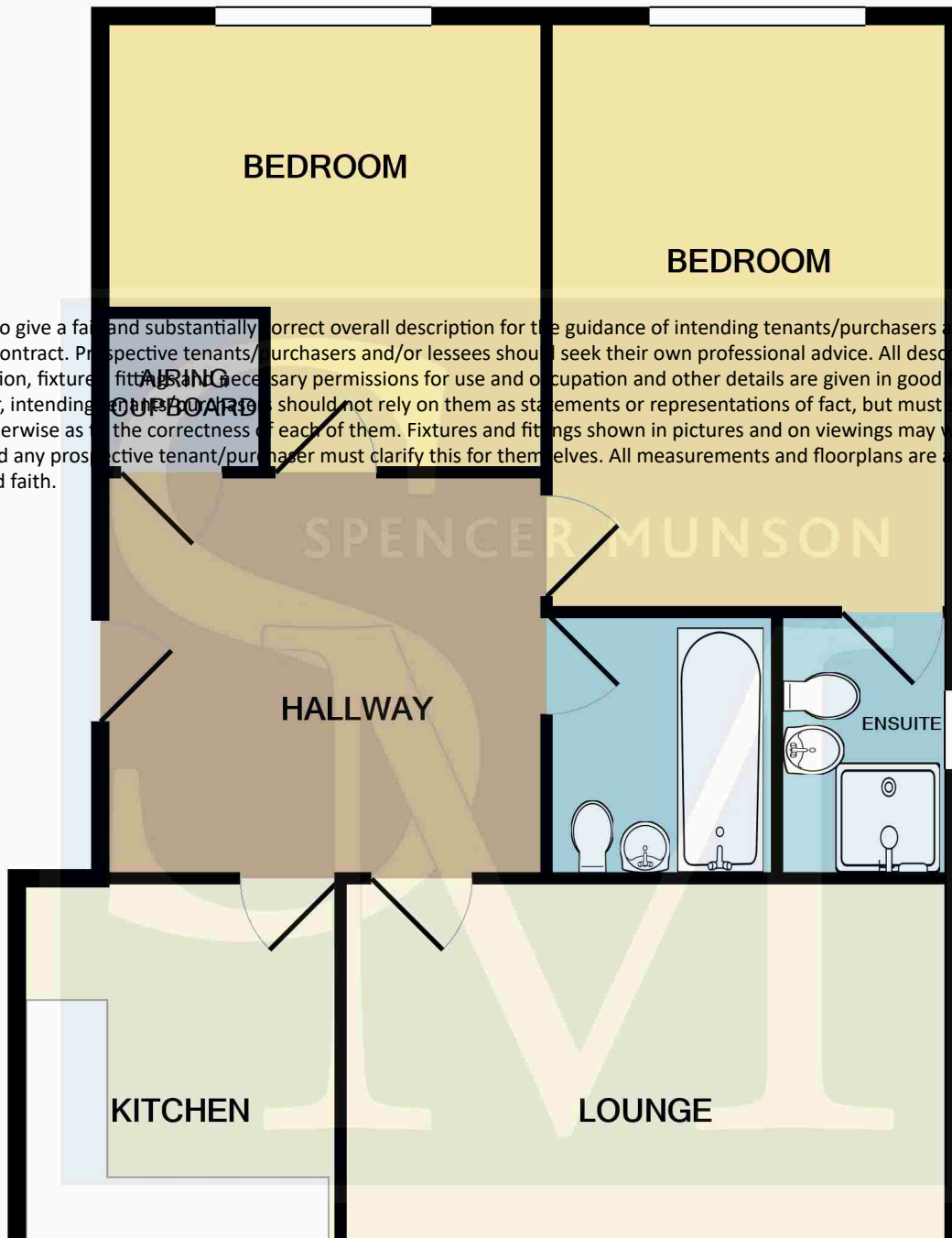
Spencer Munson is pleased to offer this good sized two bedroom first floor flat with en suite to master bedroom. The property is situated in a modern purpose built development within walking distance of Little Heath school and Redbridge college. For transport links, there is easy access onto the A12 and walking distance of Goodmayes/Chadwell Heath Overground Stations (30 minutes walk according to Google) and Newbury Park Central Line Station (29 minutes walk according to Google) with direct access to Stratford (Olympic Park, Westfield shopping & DLR) and onto The City and West End of London with 24 Hour service at weekends. The flat benefits from a fitted kitchen with appliances, large lounge, two good sized bedrooms with built in wardrobes and double glazing. The property also has an En suite to the master bedroom and parking. This lovely flat is available on the 2nd July on an unfurnished basis. EPC Rating: C. Council Tax C

## St. James Gardens, RM6




**Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures and fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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