



MEACOCK & JONES

2 Bedrooms

Apartment

Located in Gidea
Park

£275,000

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01277 218485

12 College Court 3 Scholars Way Gidea Park

Romford | Essex | RM2 5UQ

****SOLD PRIOR TO PUBLICATION**** Set within the desirable Academy Fields development, this two-bedroom, second-floor apartment offers both comfort and convenience. Ideally located just a short walk from Romford town centre, as well as Gidea Park and Romford train stations on the Elizabeth Line, it's perfectly suited for commuters, first-time buyers, or anyone seeking a modern lifestyle with excellent transport links. Offered to the market with no onward chain.

Upon entering the spacious entrance hall, you'll find two convenient storage cupboards, offering ample space for everyday essentials, along with access to the loft. The generously proportioned sitting room is a standout feature, boasting a charming Juliette balcony that floods the space with natural light—ideal for both relaxing and entertaining. The good size kitchen has been comprehensively fitted with a wide range of maple style units comprising base cupboards, drawers and matching wall units. Space for washing machine and fridge-freezer. Throughout the property laminate flooring adds a modern touch while ensuring easy maintenance. Both double bedrooms are well-sized, providing a peaceful and comfortable retreat. The bathroom is stylishly appointed with a full-sized bath and overhead shower, complemented by tasteful wall tiling.

The property has the benefit of allocated parking and access to a well-maintained communal garden, offering a pleasant outdoor space.

12 College Court 3 Scholars Way

£275,000 Leasehold

- Two Double Bedroom Second Floor Apartment
- Kitchen
- Allocated Parking
- Excellent Transport Links
- Good Size Sitting Room
- Modern Bathroom
- Communal Gardens
- No Onward Chain

APPROX INTERNAL FLOOR AREA
58 SQ M 623 SQ FT

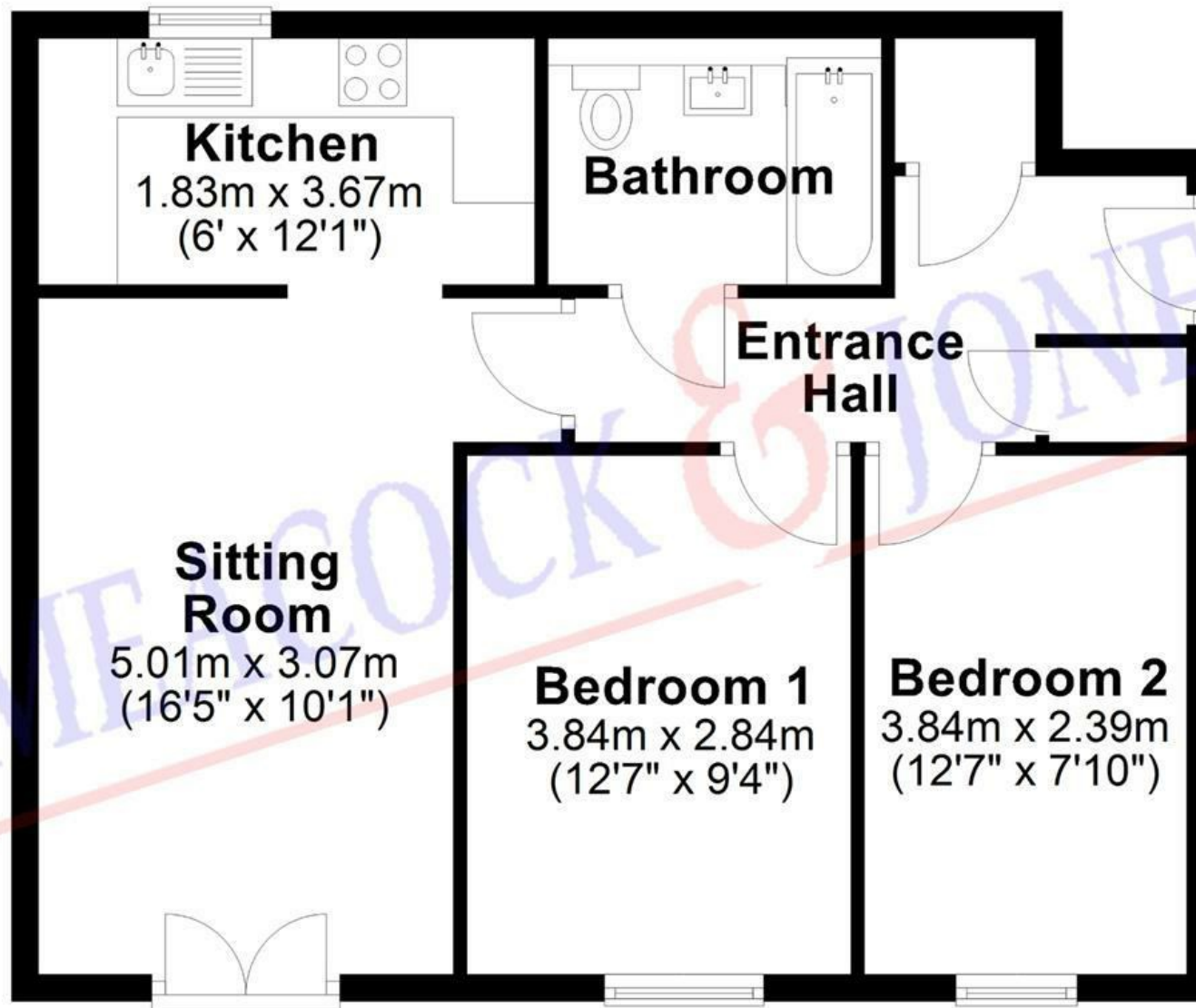
This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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Second Floor



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Accommodation Comprises of:-

Communal Entrance

Spacious Entrance Hall

Bedroom Two

12'7 x 7'10

Bedroom One

12'7 x 9'4

Sitting Room

16'5 x 10'1

Bathroom

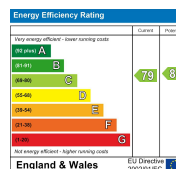
8'4 x 6'1

Kitchen

6' x 12'1

Council Tax Band:

Local Authority:



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained

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