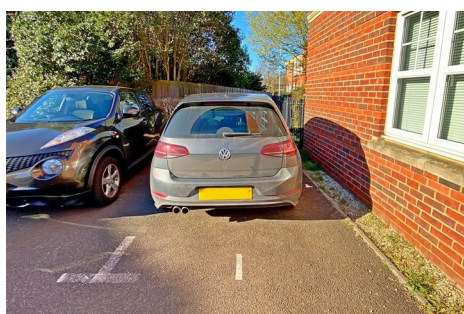




Scholars Court, Academy Fields Road, Gidea Park, RM2 5UF

- No Chain
- Ground Floor Flat
- Three Bedrooms
- Ensuite Off Main Bedroom
- Double Glazed & Gas Central Heating
 - Allocated Parking Space
 - Communal Gardens
- 11 Minute Walk to Gidea Park Station (source: google maps)

£325,000 - Leasehold - Council Tax: D

2 Academy Fields Road

Romford, RM2 5UF



Please Note

The images shown were taken at the commencement of the tenancy and may not represent the current condition of the property.

Entrance Hall

Entrance door, smooth ceiling, coving, security entry phone system, two cupboards, radiator, laminate flooring.

Reception Room

11'4 x 9' (3.45m x 2.74m)

Double glazed window, smooth ceiling, radiator, laminate flooring.

Kitchen

12'1 x 5'9 (3.68m x 1.75m)

Double glazed window. Range of base and eye level wall cabinets with worktops, integrated fridge/freezer, washing machine, dishwasher, oven, four burner gas hob with overhead extractor hood and fan, single drainer stainless steel sink, smooth ceiling, spotlights, part tiled walls, radiator, tiled floor.

Bedroom

12'7 x 9'10 max sizes (3.84m x 3.00m max sizes)

Double glazed window, smooth ceiling, built in wardrobe, radiator, laminate flooring.

Ensuite

5'6 x 5'3 max sizes (1.68m x 1.60m max sizes)

Suite comprising of corner shower cubicle, pedestal wash basin, low level WC, smooth ceiling, spotlights, extractor, part tiled walls, electric shaving point, radiator, tiled floor.

Bedroom

11'4 x 9'10 (3.45m x 3.00m)

Double glazed windows to two aspects, smooth ceiling, coving, radiator, laminate flooring.

Bedroom

9'10 x 9'3 max sizes (3.00m x 2.82m max sizes)

Double glazed windows to two aspects, smooth ceiling, coving, radiator, laminate flooring.

Bathroom

7'3 x 5'9 (2.21m x 1.75m)

Suite comprising of bath with shower attachment to tap and overhead bracket, pedestal wash basin, low level WC. Smooth ceiling, spotlights, extractor, part tiled walls, electric shaving point, radiator, tiled floor.

Parking

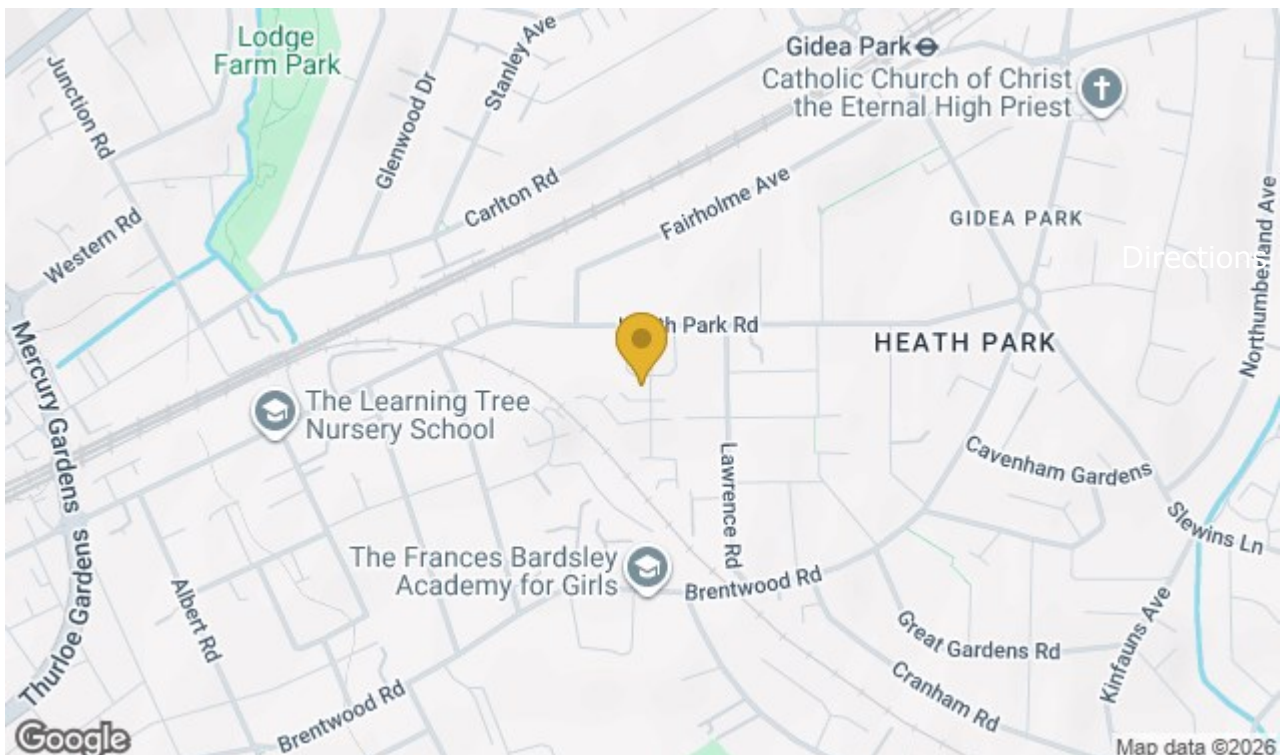
One allocated parking space adjacent to the building. Four visitors parking spaces.

Outside

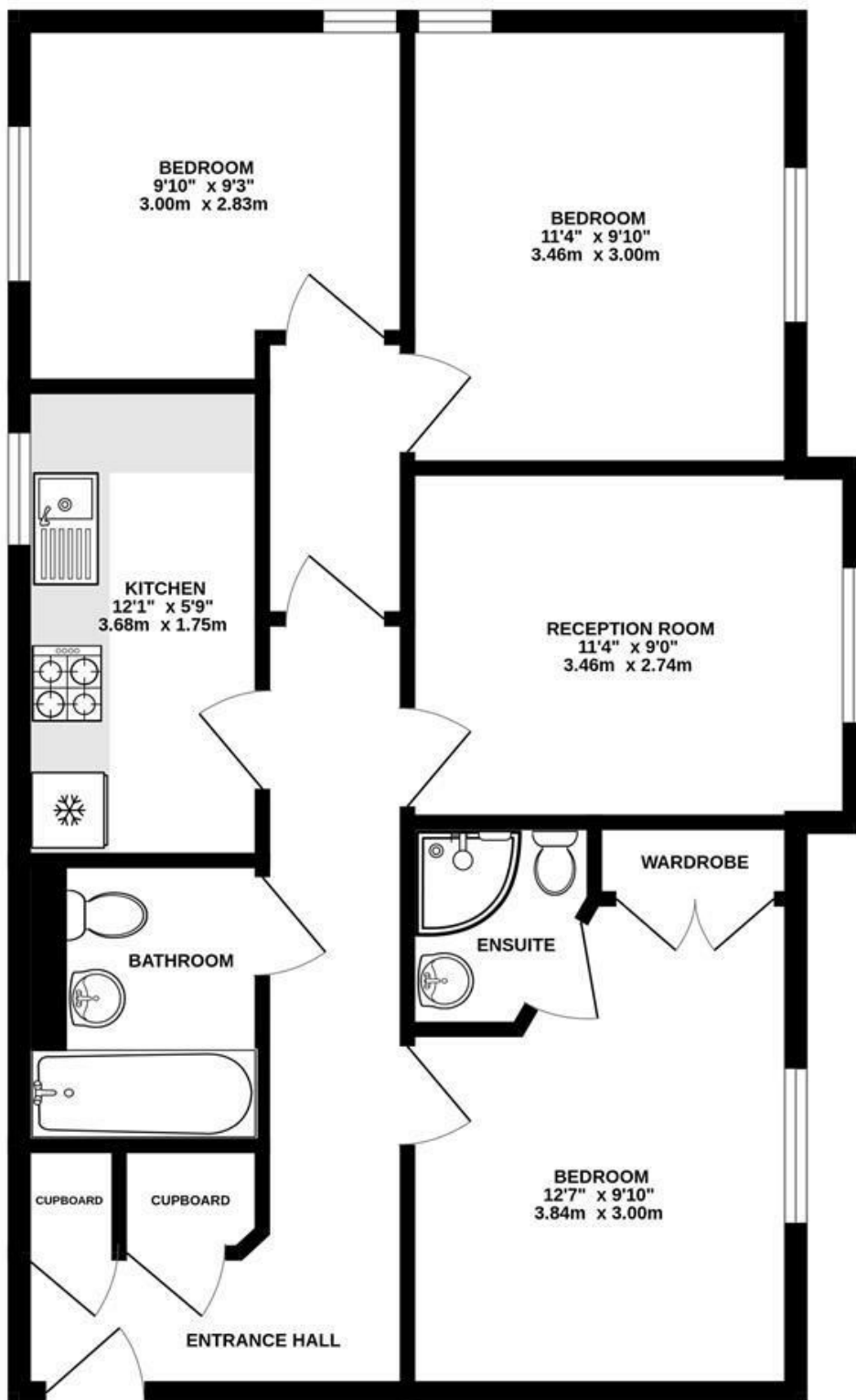
Communal garden.

Material Information

- Lease: Lease end date 31 Mar 3003, over 976 years remaining.
- Current annual ground rent: £250.
- Ground rent review period: 25 years next due to be reviewed on 1 Apr 2029.
- Ground rent review increase: £250 per annum for the first 25 years. £500 for the second 25 years. £1000 per annum for the third 25 years. £2000 the fourth 25 years. £4000 for the remainder of the Term.
- Current annual service charge: £1,868.







TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: D
Tenure: Leasehold

