



£1,300 PCM

13 Marwell Close, Gidea Park, Romford, Essex, RM1 2TE

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AVAILABLE 16TH FEB Offered for let is this modern build one bedroom ground floor apartment which is neutrally decorated throughout with laminate wood floors. The property benefits from a fitted kitchen, electric oven/hob, tiled bathroom with shower attachment, good size lounge, electric heating and parking. Gidea Park & Romford Station are both within a mile of the property offering excellent links into Central London. To arrange a viewing please call 01277 600 700.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

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