

2 Bed Flat In Morse Lodge 44 Whitworth Avenue, Romford, RM3 7GP £1,650 Monthly





## SHORT DESCRIPTION

Property Ref: 16467 A nice 2 bedroom flat with 2 bathrooms. The master bedroom has an en-suite bathroom There are wardrobe in each bedroom. The flat also has a dishwasher, washing machine and fridge freezer included There is allocated parking for the tenant and the property is located in a family oriented area Property Type: Flat Full Renting price: £1650.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: B EPC rating: C Measurement: 645.835 sq.ft. Outside Space: Patio Parking: Allocated Heating Type: Gas Central Heating Possession of the property: Vacant -----



**Bed Room(s)**



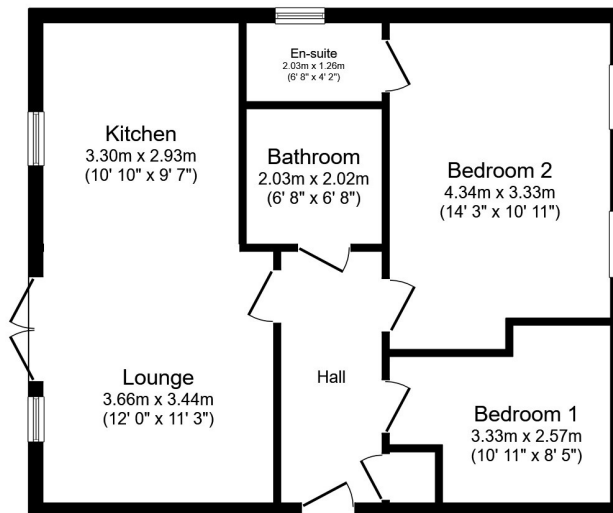
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Floor Plan**

Total floor area 60.4 sq.m. (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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<b>Total floor area</b>	60 square metres
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## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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