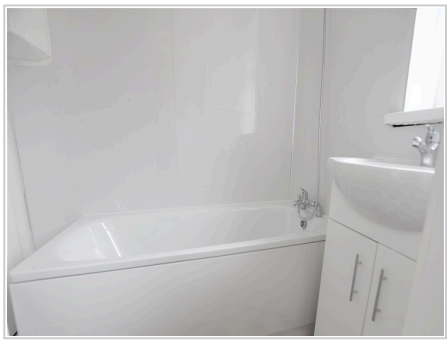
Shere Road
Gants Hill
IG2 6TQ

£1,500 Monthly











- Only 3 Minute walk to Tube
- £1,500 PCM
- Large Separate Living Room
- Separate Kitchen
- Appliances Included
- Large Double Bedroom
- Family Bathroom & Separate WC
- Large Private Rear Garden
- Off Road Parking
- Great Location

Ref: PRA10175

Viewing Instructions: Strictly By Appointment Only

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General Description

LARGE 1 BEDROOM GROUND FLOOR FLAT: Located with just a short walk to Gants Hill tube station giving easy access to the City & West End, benefiting from its own rear garden and off road parking CALL NOW

Accommodation

Entrance

Via own private front door

Reception Hallway (11' 1" Max x 8' 1" Max) or (3.39m Max x 2.46m Max)

Double glazed window, carpet to floor, storage cupboard and radiator

Living Room (14' 11" x 12' 0") or (4.54m x 3.66m)

Double glazed window, carpet to floor, radiator

Kitchen (7' 1" x 6' 10") or (2.15m x 2.09m)

Double glazed window, light wood wall and base units, wall mounted combination central heating boiler, fridge freezer and new cooker included

Bedroom 1 (11' 5" x 11' 4") or (3.48m x 3.45m)

Double glazed window, carpet to floor radiator, double glazed door with direct access to garden

Bathroom

Double glazed window, new 2 piece suite comprising a panelled bath with mixer shower taps, wash hand basin

Separate Wc

Double glazed window, low level wc, wash hand basin, chrome radiator

Rear Garden

Large private rear garden with patio area and a large lawn area and side access

Off Road Parking

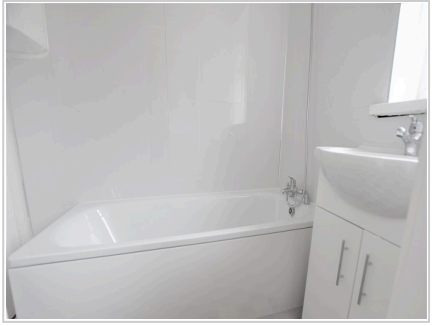
Space for 3 cars

Services

EPC Rating:67

Council Tax

Band Not Specified







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.