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Granton Avenue, Upminster

A newly refurbished two bedroom ground floor maisonette located within 0.5 miles of Upminster Bridge station or 0.7 miles from Hornchurch underground station. The bright and well laid out accommodation includes; lounge, newly fitted kitchen and shower room, with built in storage, double glazing and a private rear garden, the property has access to on street parking and is available immediately, unfurnished. EPC D.

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£1,550.00 pcm

Council Tax Band C



Private entrance door leads to;

Entrance Hallway

Wood effect flooring. Door to large walk-in storage cupboard.

Lounge 14' 0" max into bay > 11' 6" x 11' 0" (4.26m > 3.53m x 3.35m)

Double glazed bay window to front & further double glazed window to side. Fitted storage cupboards. Carpet.

Kitchen 8' 3" x 8' 6" (2.51m x 2.59m)

Matching range of wall mounted and base level units with rolled edge work surface incorporating one and a half bowl stainless steel sink unit and drainer. Appliances include; four ring gas hob with single electric oven beneath and cooker hood over, free standing fridge (with ice box) and washing machine. Continuation of wood effect flooring. Access to garden via double glazed door and further double glazed windows to rear and side.

Bedroom 1 12' 1" x 9' 9" (3.68m x 2.97m)

Double glazed window to rear. Carpet.

Bedroom 2 11' 6" max > 7' 8" x 6' 6" (3.50m max > 2.37m x 1.98m)

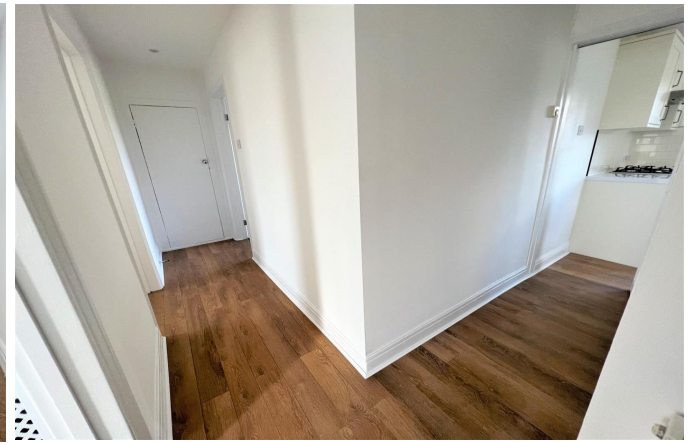
Double glazed window to front. Carpet.

Shower Room

Newly fitted and comprising; close coupled WC, vanity wash hand basin with cupboard beneath, enclosed corner shower cubicle. Tiled walls and floor, heated towel rail, extractor fan.

Exterior

Private rear garden (laid to lawn). Parking is on-street in designated parking zones.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.