



Elizabeth Court, 45 Clarence Avenue Gants Hill, IG2 6FA

Edward Chase Estate Agents are pleased to present this modern and stylish one bedroom apartment located within a stone's throw of Gants Hill tube station, The Point. The apartment block is one of the newest within Gants Hill and boasts a large living area, open-plan kitchen with integrated white goods, family bathrooms and a large wrap around balcony. The property is surrounded by great local amenities and has great transport links to the surrounding areas as well as central London via the Central Line. Property key features; - 1 bedroom apartment - Open-plan kitchen - Integrated white goods - Balcony - All double bedrooms - Furnished - Carpeted throughout - Excellent condition - 4th Floor - Video entry phone system - Gants Hill tube station (Central Line) - High EPC rating - Recently built - Surrounded by great local amenities Please contact Edward Chase Estate Agents to attend the next available viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a



- Amazing 1 Bedroom Apartment Located On The Top Floor
- You Will Find The Apartment Fully Furnished, Meaning It Is Ready To Move Into
- High EPC Rating For Ultra Low Energy Consumption
- There Is A Large Wrap Around Balcony Providing Ample Space To Enjoy
- Kitchen Has Ample Storage Space with Integrated Appliances
- Located On The Doorstep of Gants Hill Station (Central Line) This Popular Location Gives Quick Transport Links Into Central London

Monthly Rental Of £1,599

Elizabeth Court, 45 Clarence Avenue Ilford, IG2 6FA

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Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate agents in Canary Wharf are the local experts covering the postcodes E14, E15, E16.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.