



Cranbrook Road Gants Hill, IG2 6SU

Edward Chase is delighted to present to the residential lettings market this spacious, newly refurbished ground floor flat located on the doorstep of Gants Hill Station (Central Line). This flat is positioned in a prime location benefiting from tones of amenities, transportation links and schools. We feel this flat would be perfect for professional couples or singles searching for size, comfort and convenience. This property has several key features: - Gas central heating - Combination boiler - Double glazed windows - Ground floor - 2 minutes walk to the station (Gants Hill) - Numerous central bus routes - Tones of amenities - Separate large kitchen with white goods - Dishwasher, dryer and fridge freezer - Private patio area and side entrance - Alarm - Tiled master bathroom - Spacious bright reception room - Large bedroom with fitted wardrobes For further details, please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional,

- Spacious Ground Floor Flat Located 0.3m To Gants Hill Station (Central Line) Superb Location
- Private Outdoor Patio Area, Large Garage with Private Parking
- Property Has Ample Storage Throughout with an Internal Touch Security Alarm
- Property Comes with a Combination Boiler, Double Glazed Windows and Recently Refurbished Throughout
- Huge One Bedroom Flat, Separate Kitchen, Bathroom, W/C, Bedroom and Reception Room
- Kitchen Comes With White Goods Including Fridge/freezer, Dishwasher & Washing Machine

Monthly Rental Of £1,124

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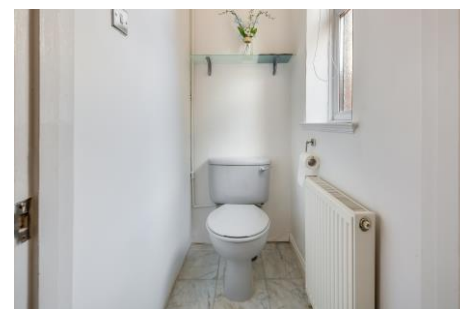
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service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. A tenant referencing fee of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.