

## Hastingwood Youngs Road Ilford, IG2 7LF

Edward Chase are glad to present to the residential lettings market a 2 bedroom flat located a short distance from Newbury Park Station (Central Line). This unique property features private rear parking for residents, secure entry and is unfurnished. This property is ideal for someone travelling into the City searching for a long term let. This property has many key features such as: - Econ7 heating - Double glazed windows - Open plan kitchen reception - Two bedrooms - One master bathroom - No gas - Private parking - Communal garden - Newbury park station doorstep - Unfurnished - Excellent condition throughout Please contact Edward Chase to view today. Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management 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 £105 per person will be charged subject to

- Large 2 Bedroom First Floor Flat Located Within Newbury Park
- Spacious Reception Area Perfect For Small Families
- Short Walk To Newbury Park Station Making It Ideal For Commuters
- Open Plan Kitchen With All White Goods Available
- Electric Heating Throughout And Fully Double Glazed
- Surrounded By Great Schools And Newbury Park Primary A Stones Throw Away

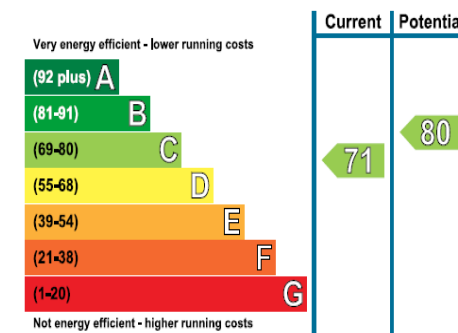
**Monthly Rental Of £1,149**

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of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



## 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.