



## Ardleigh Green Road Hornchurch

**£1,550 PCM**

APS have pleasure in offering this ground floor 2-bedroom apartment which is located close to Gidea Park Train Station with its excellent link to London (Elizabeth Line). The property has been refurbished and boasts a new modern fitted kitchen with appliances (cooker, washing machine, fridge & freezer) and a contemporary bathroom suite with shower over bath. Other benefits include neutral decor throughout, double glazing, new flooring, gas central heating, own garden and off-street parking. Available 1st July 2024. Council Tax Band C.

- NEWLY FITTED KITCHEN
- CONTEMPORARY BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NEW FLOORING
- CLOSE TO STATION
- PARKING
- OWN GARDEN

### Viewing

Please contact our Alternative Property Services Limited Office on 01708 454121

if you wish to arrange a viewing appointment for this property or require further information.



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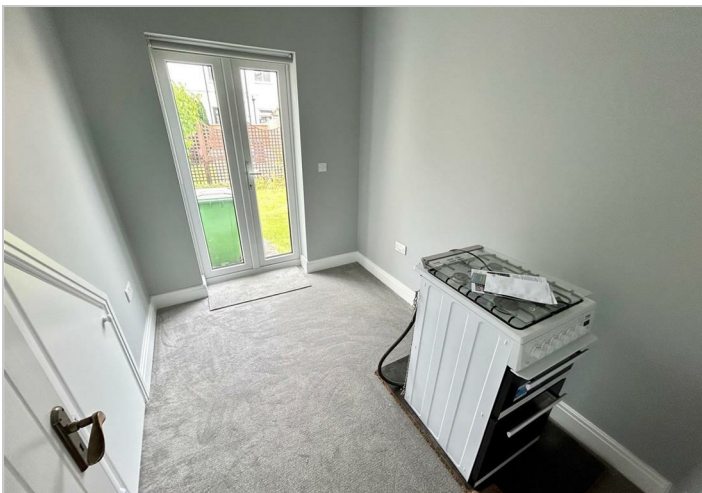


### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	71	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	78
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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