



332-336 Perth Road
Gants Hill, Essex IG2 6FE
£1,500

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We are pleased to offer this one bedroom second floor apartment situated within walking distance of Gants Hill central line station, local shopping facilities and bus services. The property comes fully furnished and has been maintained in decoratively immaculate condition throughout. This property would suit a single person or couple looking to be within easy access of Central London. The property also benefits from a secure underground parking space. Viewing Strongly Advised. Please call to arrange an appointment.

ENTRANCE HALL

Two storage cupboards, doors to:

OPEN PLAN LOUNGE/KITCHEN

Kitchen Area: Range of wall and base units, integrated fridge/freezer, oven, microwave, washing machine and dishwasher. Lounge Area: Bespoke fitted wall units with multiple storage spaces, three seater leather sofa, dining table with 4 chairs, sliding doors leading to L-shaped Balcony.

BEDROOM

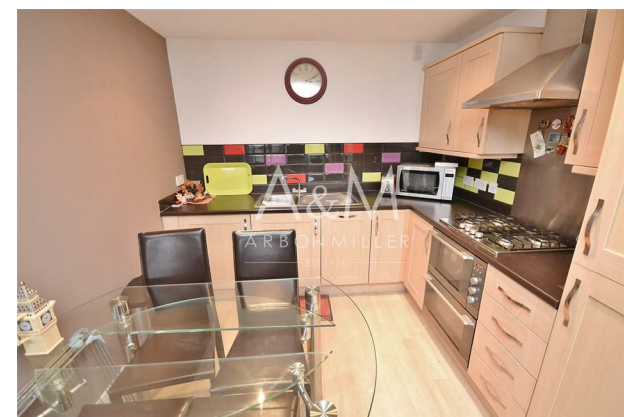
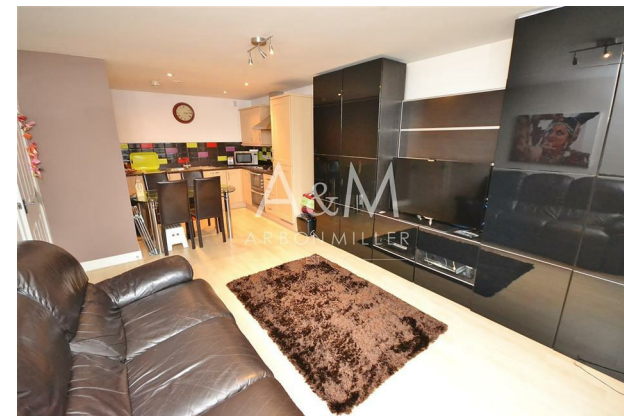
Double bed, two large wardrobes.

BATHROOM

Panel enclosed bath with shower attachment, wash hand basin, low level wc, custom built mirrored storage cabinet with inset lighting.

AGENTS NOTE

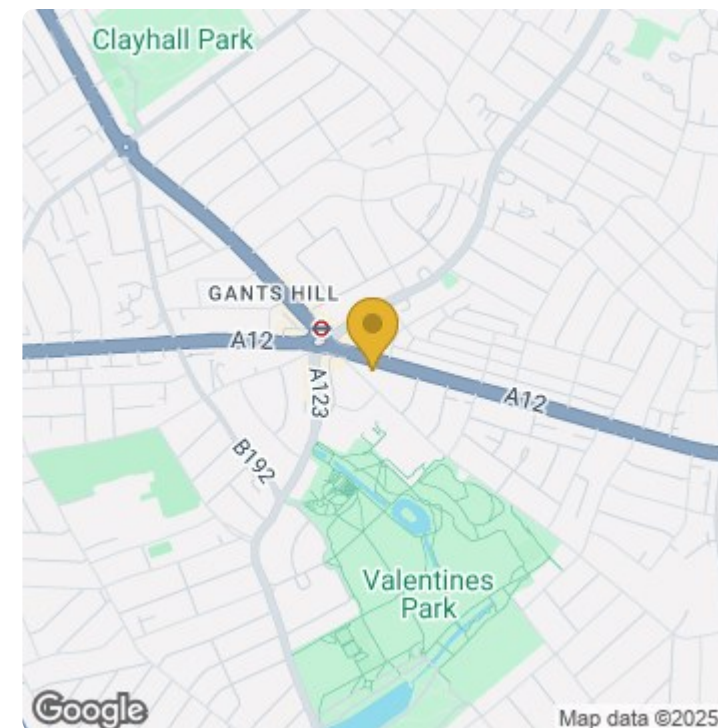
Currently an alarm system that would require a phone line to be installed, should the tenants wish to utilise this. There is a water meter to this property which is required to be paid by the tenants and is to be paid on a quarterly basis.





TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

