





## Station Road, Upminster

Located in a small discreet development of modern apartments and within a short walk of Upminster mainline rail station and underground WN Properties are pleased to offer for long term rent this modern two double bedroom first floor apartment. Accommodation comprises; an open plan reception room featuring a comprehensive fitted kitchen and bathroom. Available early October 2024, unfurnished. NO PARKING. EPC C.

**01277 225191**lettings@wnproperties.co.uk







## £1,450.00 pcm

Council Tax Band B



Entrance Hall Wood effect flooring. Door to built in storage cupboard.

Reception/Kitchen 16' 10" x 12' 11" (5.13m x 3.93m)

Modern range of units with appliances to include single oven, four ring ceramic hob, extractor hood, integrated fridge/freezer and washing machine. Wood effect flooring.

Bedroom 1 12' 0" x 9' 8" (3.65m x 2.94m) Fitted shutters to window. Wood effect flooring

Bedroom 2 11' 11" x 7' 6" (3.63m x 2.28m) Fitted shutter to window. Wood effect flooring

## Bathroom

Modern white suite to include; close coupled WC, wall mounted wash hand basin and panelled bath with fitted shower screen, shower unit over and tiled surround. Wood effect flooring. Extractor fan.











## **HOLDING DEPOSIT**

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.