





## Granton Avenue, Upminster

A recently refurbished two bedroom ground floor maisonette located within 0.5 miles of Upminster Bridge station or 0.7 miles from Hornchurch underground station. The bright and well laid out accommodation includes; lounge, modern fitted kitchen & shower room, with built in storage, double glazing and a private rear garden, the property has access to on street parking and is available immediately, unfurnished. EPC D. br>

01277 225191 lettings@wnproperties.co.uk





# £1,650.00 pcm

Council Tax Band C



Private entrance door leads to:

Entrance Hallway

Wood effect flooring. Door to large walk-in storage cupboard.

#### Lounge

 $14' \ 0'' \ max \ into \ bay > 11' \ 6'' \ x \ 11' \ 0'' \ (4.26m > 3.53m \ x \ 3.35m)$  Double glazed bay window to front & further double glazed window to side. Fitted storage cupboards. Carpet.

#### Kitchen

8' 3" x 8' 6" (2.51m x 2.59m)

Matching range of wall mounted and base level units with rolled edge work surface incorporating one and a half bowl stainless steel sink unit and drainer. Appliances include; four ring gas hob with single electric oven beneath and cooker hood over, free standing fridge (with ice box) and washing machine. Continuation of wood effect flooring. Access to garden via double glazed door and further double glazed windows to rear and side.

Bedroom 1
12' 1" x 9' 9" (3.68m x 2.97m)
Double glazed window to rear. Carpet.

#### Bedroom 2

11' 6" max > 7' 8" x 6' 6" (3.50m max > 2.37m x 1.98m)

Double glazed window to front. Carpet.

#### Shower Room

Newly fitted and comprising; close coupled WC, vanity wash hand basin with cupboard beneath, enclosed corner shower cubicle. Tiled walls and floor, heated towel rail, extractor fan.

#### Exterior

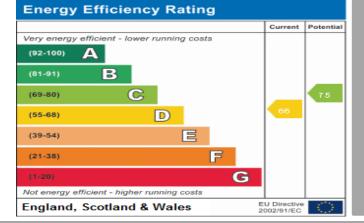
Private rear garden (laid to lawn). Parking is on-street in designated parking zones.











### **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.

148 Hutton Road Shenfield Essex CM15 8NL 01277 225191 lettings@wnproperties.co.uk

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.