



**ABSOLUTE**  
PROPERTY

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**13 Bridge View Court, Hainault  
Essex IG6 2UX  
£1,250 PCM**

Absolute property are delighted to offer this impressive large one bedroom 1st floor flat, situated just a one minute walk to Hainault underground station and local amenities. The property has been recently refurbished throughout and benefits from a spacious lounge, gas central heating, new carpets, separate kitchen, and off street parking. Viewing is highly recommended to avoid disappointment.  
Call now for further information or to arrange a viewing.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 <b>A</b>			92-100 <b>A</b>		
85-91 <b>B</b>			85-91 <b>B</b>		
75-84 <b>C</b>			75-84 <b>C</b>		
69-74 <b>D</b>			69-74 <b>D</b>		
63-68 <b>E</b>			63-68 <b>E</b>		
55-62 <b>F</b>			55-62 <b>F</b>		
49-54 <b>G</b>			49-54 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		