



Station Lane, Hornchurch

This newly redecorated two bedroom second floor flat is ideally located in central Hornchurch and is only a short walk from Hornchurch's District Line tube station. Featuring double glazing throughout, the accommodation includes; Living room, modern kitchen and bathroom. The property is offered either part-furnished or unfurnished and is available immediately (subject to references and contract). No parking. EPC E.

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£1,400.00 pcm

Council Tax Band B



Access

Communal stairwell to rear of block gives access to communal security door and further staircase to entrance door.

Entrance Hall

Wood effect laminate flooring. Double glazed window to side. Door to storage cupboard.

Living Room

16' 9" x 10' 0" (5.10m x 3.04m)

Fitted carpet. Double glazed window to front.

Kitchen

9' 5" x 8' 7" (2.86m x 2.62m)

Fitted with a modern range of wall and base level units. Fitted rolled edge surface with tiled splashback. One and a half bowl stainless steel sink unit. Fitted four ring ceramic hob with extractor hood over and single electric oven beneath. Free standing fridge freezer, washing machine & dishwasher. Tiled floor. Double glazed window to rear.

Bedroom One

13' 5" x 7' 3" (4.09m x 2.21m)

Fitted carpet. Double glazed window to front.

Bedroom Two

14' 6" x 10' 2" (4.43m x 3.10m)

Fitted with a wardrobe and dressing area to alcove. Fitted carpet. Double glazed window to rear.

Bathroom

6' 9" x 5' 4" (2.05m x 1.62m)

Fitted with a white three piece bathroom suite to include; close coupled WC, pedestal wash hand basin and 'P' shaped panelled bath with shower mixer over and tiled surround. Tiled floor. heated towel rail. Obscure double glazed window to rear.

Exterior

No Parking is allocated to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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.