



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£2,000 PER CALENDAR
MONTH

- 2 Bedroom Flat
- Newly Refurbished
- Ground Floor
- Rear Garden & Side Access
- Fully Double Glazed
- Gas Fired Central Heating
- Good Sized Rooms
- Modern Fitted Kitchen
- Council Tax Band - C
- Available Now

CONTACT: 0208 501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

8 SHIRLEY COURT SEDLEY RISE, LOUGHTON, IG10 1LU



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Entrance

Via shared pathway and own glazed front door to hallway comprising built-in storage cupboard, double radiator, understairs storage cupboard housing meters, power point, smoke alarm, central heating control, newly laid carpet, doors to:

Reception Room

13'5 x 11'11

Double-glazed bay window to front aspect, double radiator, power points, aerial point, smoke alarm, newly laid carpet.

Bedroom One

11'11 x 8'10

Double-glazed window to side aspect, double radiator, power points, newly laid carpet.

Bathroom

Obscure double-glazed window to side aspect, white suite comprising paneled bath with mixer tap, built-in shower valve and fitted shower screen, vanity wash hand basin with mixer tap, low level wc, chrome heated towel rail, extractor fan, shaver point, part-tiled walls, vinyl flooring.

Bedroom Two

10'10 x 9'10

Double glazed window to rear aspect (overlooking garden), double radiator, power points, newly laid carpet.

Kitchen

12'5 x 7'7

Double-glazed window to rear aspect, modern kitchen comprising fitted wall and base units, built-in oven, hob and extractor hood, single drainer sink unit with mixer taps, cupboard housing combination boiler, plumbed dishwasher, plumbed washing machine, free-standing fridge/freezer, extractor fan, double radiator, spot lights, smoke alarm, power points, part-tiled walls, vinyl flooring, double-glazed door to rear garden.

Garden

Own section of rear garden, decked steps, outside tap, side access.



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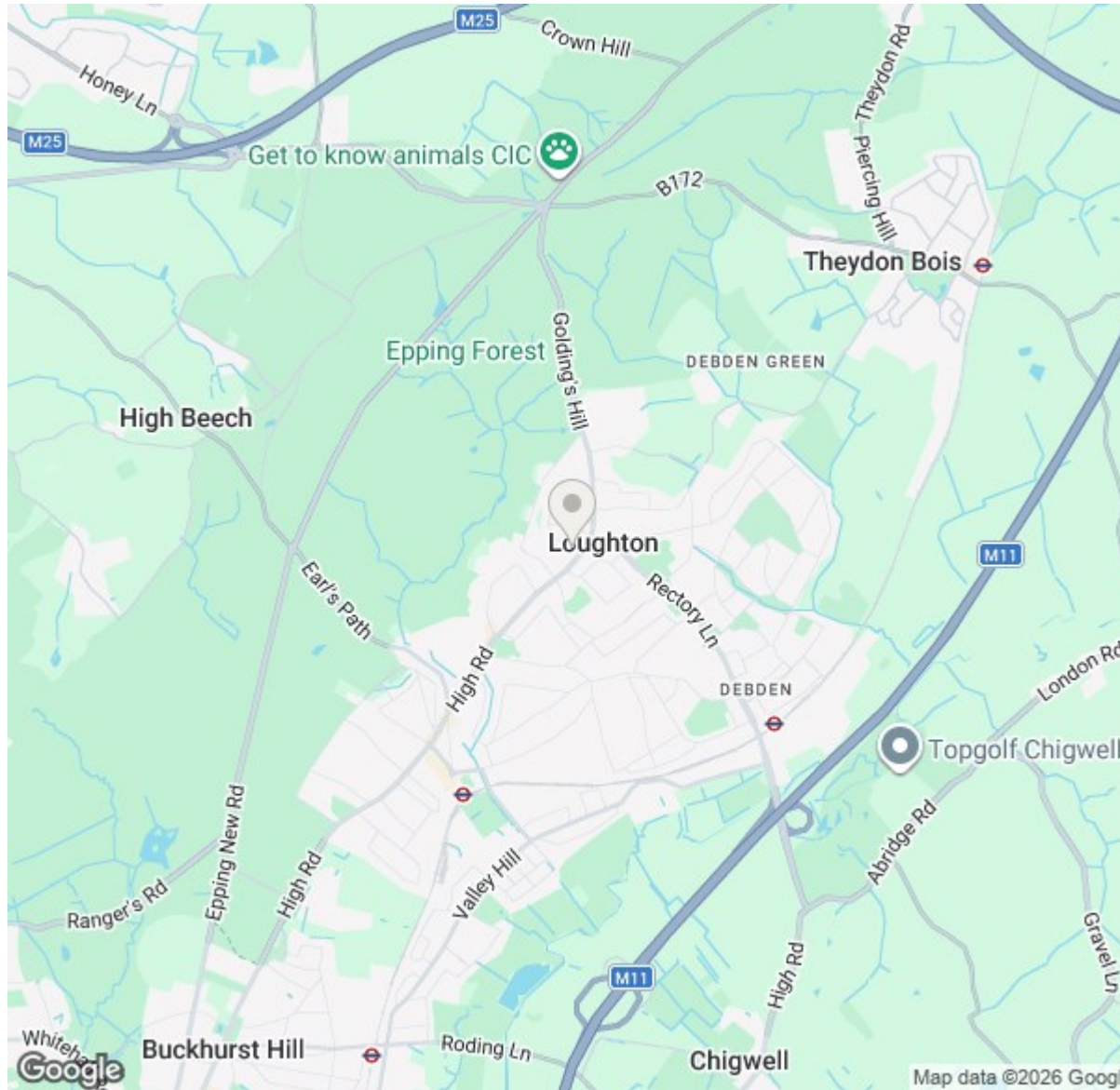
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	78
England & Wales		EU Directive 2002/91/EC	

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