

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Gold  
Serv  
2023



Browning Drive, Essex  
£1,250 PCM

**\*\* CPO9521 - ONLINE ENQUIRIES ONLY \*\*** THIS SPACIOUS TWO BEDROOM 'TOP FLOOR' APARTMENT IS AVAILABLE TO RENT. THIS GENEROUSLY SIZED ACCOMMODATION COMPRISES OF TWO GOOD SIZED BEDROOMS, A SPACIOUS LIVING ROOM WITH JULIETTE BALCONY AND HAS BEEN NEUTRALLY DECORATED THROUGHOUT WITH NEW CARPETS. FURTHERMORE, THERE IS SEPARATE KITCHEN AND MODERN BATHROOM. THE PROPERTY HAS ONE ALLOCATED PARKING SPACE WITH AMPLE VISITOR PARKING.

EPC RATING 'C'  
COUNCIL TAX BAND 'C'  
AVAILABLE OCTOBER 2026



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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