



## Gumley Close Grays

£1,650 PCM

APS have pleasure in offering this 2-bedroom house ideally located for access to Lakeside shopping centre, train stations and major road links. The property boasts a modern fitted kitchen with appliances (including washing machine, dishwasher, fridge-freezer, oven & hob), a contemporary bathroom suite with shower over bath, spacious lounge and two double bedrooms. Other benefits include a ground floor cloakroom, double glazing, gas central heating, garden with patio laid to lawn and off-street parking. Available 22nd July 2026. Council Tax Band C.

- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- DOUBLE GLAZING
- GROUND FLOOR CLOAKROOM
- GARDEN
- OFF STREET PARKING

### Viewing

Please contact our Alternative Property Services Limited Office on 01708 454121

if you wish to arrange a viewing appointment for this property or require further information.





### Area Map



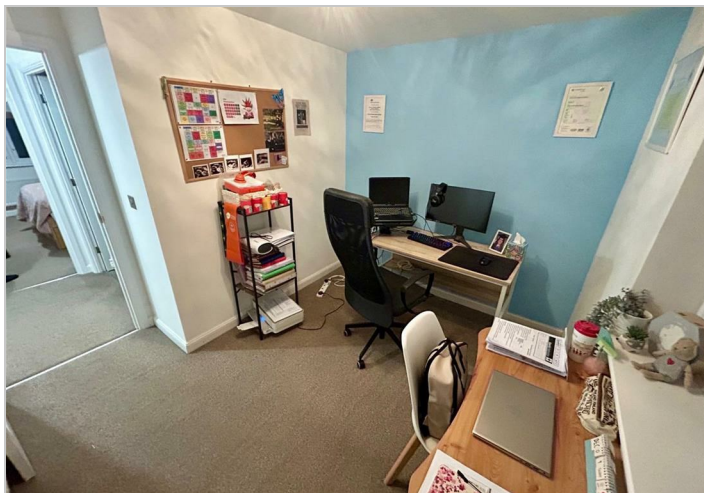
### Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	87		

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Very energy efficient - lower running costs (92 plus) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(21-38) <b>F</b>
(1-20) <b>G</b>	(1-20) <b>G</b>

England & Wales EU Directive 2002/91/EC



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