



 3  
Bedrooms

 1  
Bathroom





This three-bedroom purpose built flat is located within convenient walking distance to Gants Hill Station (Central Line) within easy reach of local shops, restaurants and much more.

#### Nearby Schools

- Gearies Infants & Primary School
- St Augustine's Catholic Primary School
- Valentines High School
- Short walk from Gants Hill Station

This property benefits from gas central heating and double glazing.

The property is comprised of two double bedrooms and a small room, a good-sized lounge and a fully fitted kitchen with a family bathroom with a balcony.

Internal viewing is highly recommended. Contact us to arrange a viewing.

#### Agents Notes:

Cranbrook Lettings is the seller's agent for this property. At the time of preparing these details we were unable to verify the lease, ground rent or maintenance (if applicable) charges. Should you proceed with the purchase of the property, these details must be verified by your solicitor. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

