



Alloa Road, Goodmayes, IG3 9SW

£1,250 Per Calendar Month



****SPACIOUS STUDIO FLAT WITH COMMUNAL GARDEN – INCLUSIVE OF GAS AND WATER BILLS FOR £1250pcm****

OC Homes are delighted to present this first-floor, well-presented studio flat within walking distance to Goodmayes Station. This property boasts an open-plan living area and fitted kitchen, three-piece shower room, and access to a communal garden.

Other benefits include double glazing, laminate flooring, gas central heating and is ideally situated close to local amenities and public transport links, with Goodmayes Rail Station being within a minute walk from the property.

(Off-street parking available at an additional cost of £25 per month).

AVAILABLE NOW

- INCLUSIVE OF GAS AND WATER BILLS
- LAMINATE FLOORING
- COMMUNAL GARDEN
- WALKING DISTANCE TO GOODMAYES STATION
- AVAILABLE NOW

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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