



**Wych Elm Road, Hornchurch, RM11 3AA**

**£1,200 Per Calendar Month**



**\*\*ALL BILLS AND COUNCIL TAX INCLUSIVE OF RENT - NEWLY REFURBISHED STUDIO FLAT WITHIN WALKING DISTANCE TO UPMINSTER BRIDGE UNDERGROUND STATION (DISTRICT LINE)\*\***

OC Homes is delighted to offer this well-presented studio flat located in a prime location within Hornchurch. The newly refurbished property, which forms part of a residential home, boasts an open plan living area with a fitted kitchen, and separate three piece shower room.

This ground-floor flat also benefits from a private entrance, laminate flooring, double glazing, and is located withing a highly desirable part of Hornchurch, with easy access to local amenities and public transport links.

THE RENT IS INCLUSIVE OF ALL BILLS - GAS, ELECTRIC, WATER AND COUNCIL TAX

AVAILABLE NOW - SUITABLE FOR A MAXIMUM OF A COUPLE (no children)

- WALKING DISTANCE TO UPMINSTER BRIDGE UNDERGROUND STATION (DISTRICT LINE)
- ALL BILLS AND COUNCIL TAX INCLUSIVE OF RENT
- NEWLY REFURBISHED STUDIO FLAT
- GROUND FLOOR
- SEPARATE THREE-PIECE SHOWER ROOM
- SUITABLE FOR A MAXIMUM SINGLE OR COUPLE ONLY
- AVAILABLE NOW

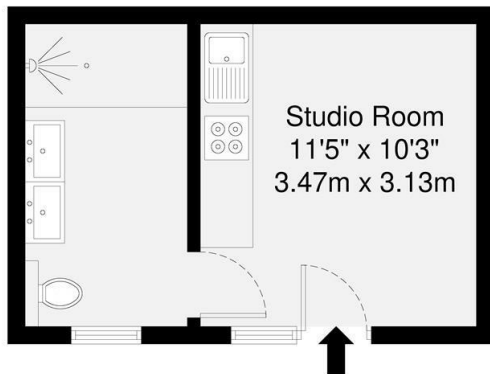
### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Shower Room  
11'3" x 6'1"  
3.42m x 1.85m



Ground Floor

GROSS INTERNAL AREA (GIA)  
The interior of the property  
17.7 sq m / 190 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe space  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Driveway etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limiting on area under 2.0m  
0.0 sq m / 0.0 sq ft

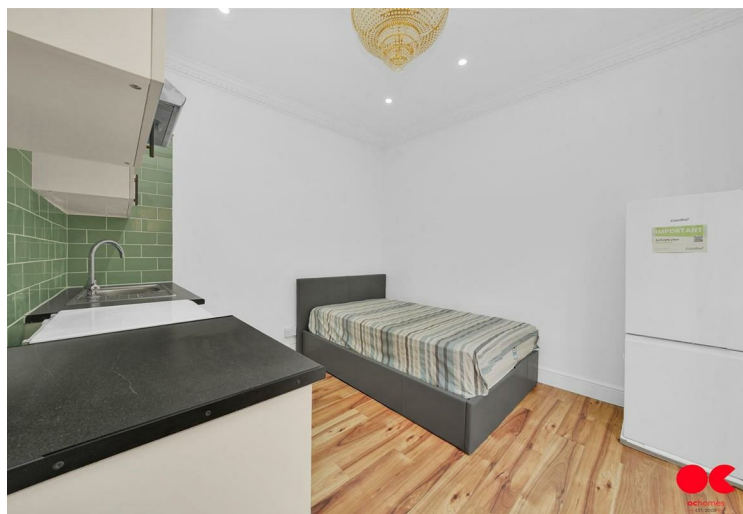
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



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		56	68

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		54	68



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.