

DURDEN & HUNT

INTERNATIONAL



Hillyfields, IG10

£1,650 PCM

- Good Sized Dining Room And Kitchen - - - - -
- Family Bathroom
- Living Room
- Front And Rear Private Garden
- Two Double Bedrooms
- Excellent Transport Links

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Hillyfields, IG10

Good Sized Dining Room And Kitchen - Living Room - Two Double Bedrooms - Family Bathroom - Front And Rear Private Garden - Excellent Transport Links



Council Tax Band: C



Durden and Hunt welcome to the rental market this two bedroom apartment in a sought after location in Loughton.

Internally this property offers an open plan kitchen and dining area and good sized living room, followed by two well proportioned bedrooms and a family bathroom.

Externally this property offers both rear and front private garden.

Ideally located close to local shops, schools and amenities as well as excellent transport links including M11, M25, Debden and Loughton tube stations.

Price: £1650

Deposit: £1903

Length Tenancy: Long Term

Council Tax Band: C

Consumer Protection from Unfair Trading Regulations 2008.

Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on

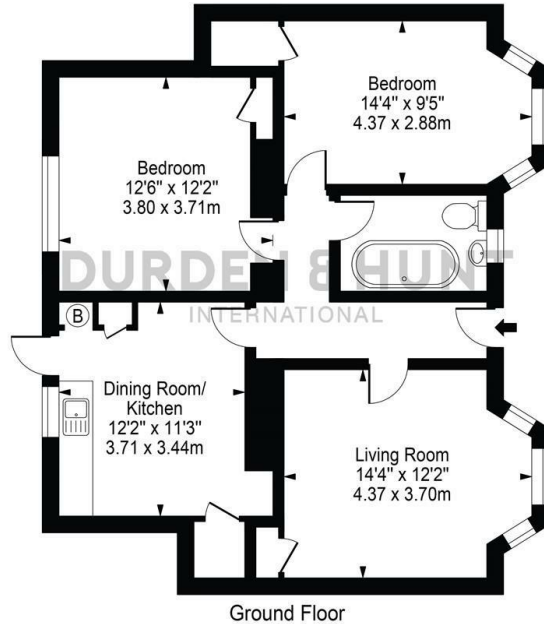
distances and this.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

On occasion photographs may be owner supplied.

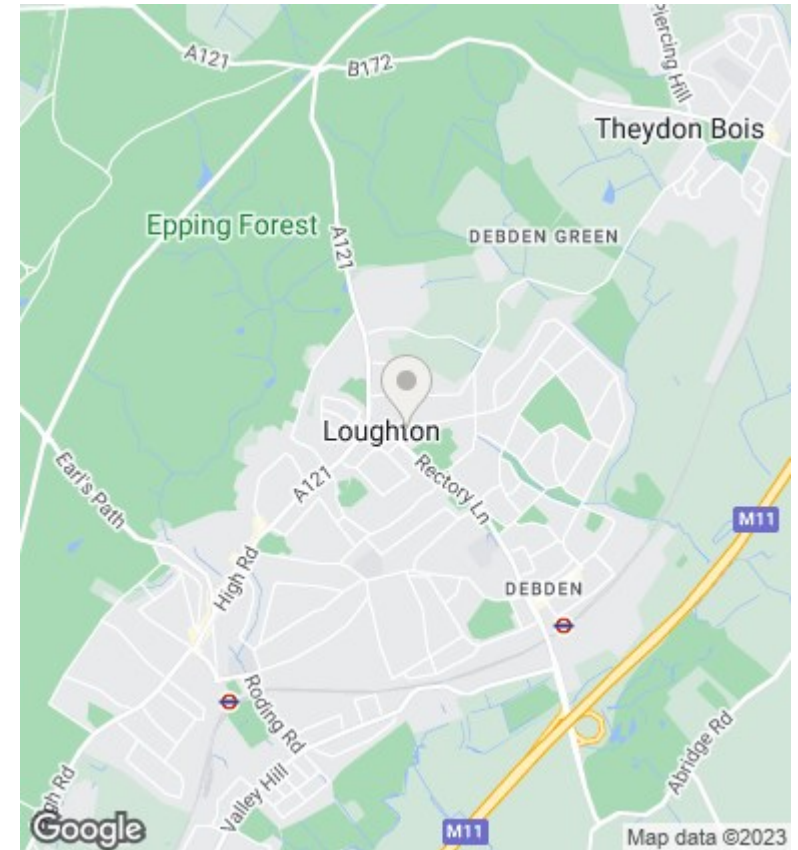
Durden & Hunt are a proud member of the Property Ombudsmen.

Hillyfields
 Approx. Gross Internal Area 785 Sq Ft - 72.94 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	