



Kidman Close, Gidea Park, RM2 6GH

£1,100 Per Calendar Month



**** NEWLY REFURBISHED GROUND-FLOOR STUDIO FLAT WITH ALLOCATED PARKING - WALKING DISTANCE FROM GIDEA PARK STATION. AVAILABLE NOW ****

OC Homes are delighted to offer to the Lettings market, this well presented studio flat located on the ground floor of this popular modern development in Kidman Close, within walking distance of Gidea Park Station on the Elizabeth Line.

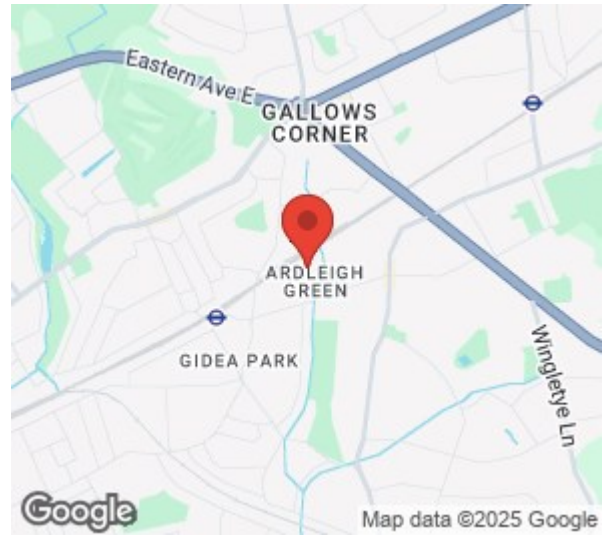
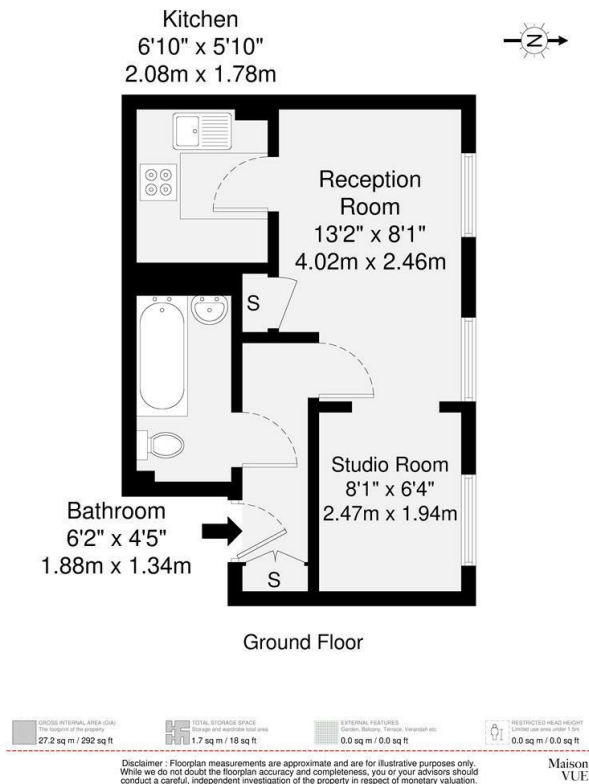
The property has been recently refurbished and accommodation comprises; reception room with semi open plan studio room or sleeping area, kitchen, and a three-piece bathroom. Further benefits include one allocated parking space and it is ideally situated within walking distance to local amenities and public transport links. Gidea Park Station on the Elizabeth Line is less than 10 minutes walk from the property, and boasts direct access into Stratford, Tottenham Court Road and onto Heathrow Airport. There are also a number of local amenities including shops, bars and restaurants as well as parks and a David Lloyds Gym, all within short walking distance. To arrange a viewing please call the OC Homes Lettings team now.

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.





| 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 | | 75 | 76 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 75 | 81 |
| 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.