



## Warwick Close, Hornchurch, RM11 3DQ

Available immediately is this ground floor two bedroom apartment, the accommodation includes, entrance hall, reception room with doors opening to gardens, kitchen, two bedrooms and bathroom, further benefits include communal gardens and communal parking.

**£1,600 Per Month PCM - Council Tax Band: C**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# Warwick Close

Hornchurch, RM11 3DQ



## Entrance Hall

Entrance door, intercom system, cupboard, carpet.

## Reception Room

14' x 14'6 narrowing to 12' (4.27m x 4.42m narrowing to 3.66m)

Double glazed French doors to communal gardens, carpet.

## Kitchen

9'2 x 8' (2.79m x 2.44m)

Double glazed window to rear, wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, plumbing for washing machine and dishwasher, fridge freezer, part tiled walls, tiled flooring.

## Bedroom One

10'6 x 8'10 (3.20m x 2.69m)

Double glazed window to front, electric storage heater, carpet.

## Bedroom Two

10'4 x 7'1 (3.15m x 2.16m)

Double glazed window to front, electric storage heater, carpet.

## Bathroom

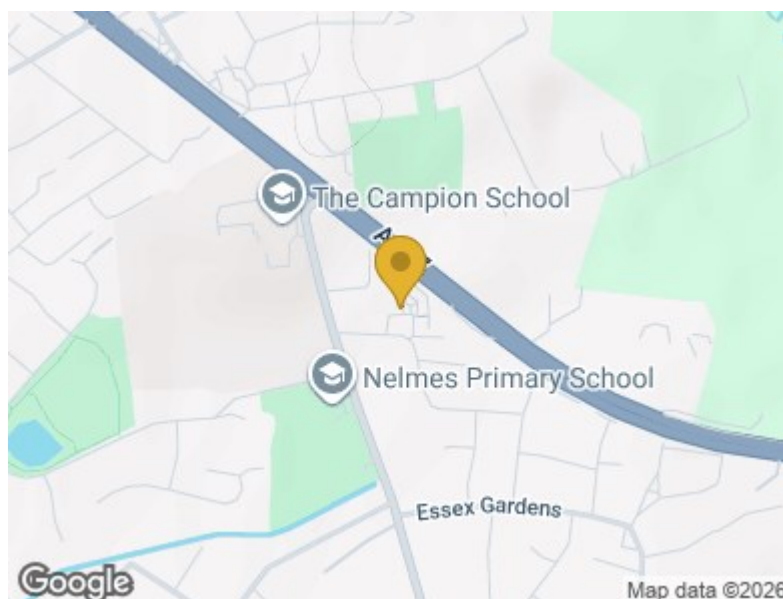
Low level WC, wash hand basin, panelled bath, electric heater, extractor, vinyl flooring.

## Parking

Residents parking area.

## Gardens

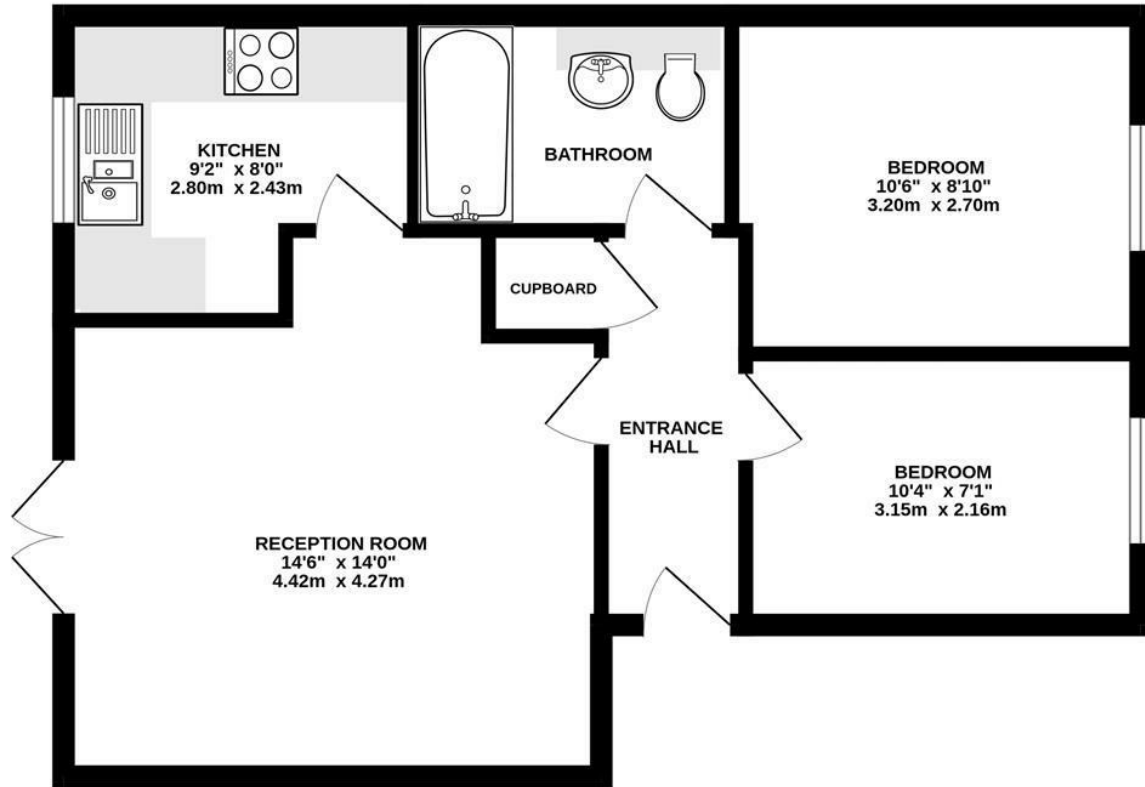
Residents communal gardens.







# GROUND FLOOR 506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenant Fees:

Holding deposit is one week's rent

Tenancy deposit is five weeks' rent.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |