



## Balgores Lane, Gidea Park, RM2 6BT

### £1,200 Per Calendar Month



**\*\*STUDIO FLAT FOR SINGLE OCCUPANCY ONLY, AVAILABLE WITHIN A SHORT WALK TO GIDEA PARK STATION (Elizabeth Line) – INCLUSIVE OF ELECTRIC, WATER AND INTERNET/WIFI - ALLOCATED PARKING SPACE AVAILABLE FOR AN ADDITIONAL £25.00 PER MONTH\*\***

OC Homes are delighted to offer this studio flat in a prime location within Gidea Park. The property offers an open-plan lounge and fitted kitchen, a separate bedroom (suitable only for a single person), and an en-suite three-piece shower room.

Other benefits include: electrical appliances throughout, laminate flooring, and custom-fitted furniture to utilise the space. Ideally located close to amenities and public transport links, with Gidea Park Rail Station (Elizabeth Line), being less than 2 minutes' walk from the property.

AVAILABLE 01/04/2026

PLEASE NOTE THAT THE INCOMING TENANT IS LIABLE TO PAY COUNCIL TAX

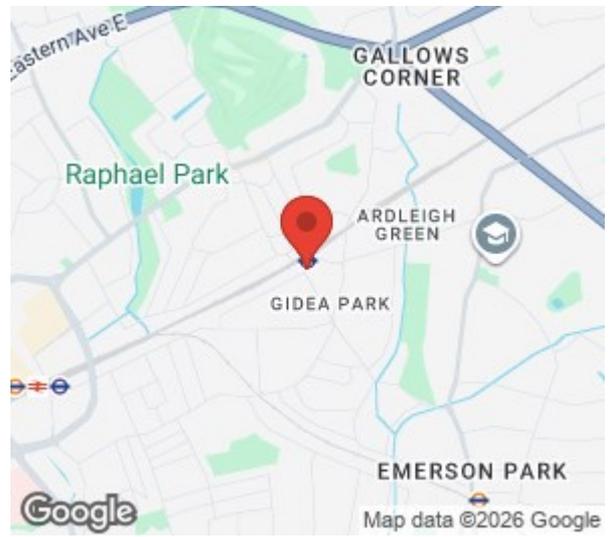
**\*\*ALLOCATED PARKING SPACE AVAILABLE FOR AN ADDITIONAL £25.00 PER MONTH\*\***

### 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.

- RENT INCLUSIVE OF ELECTRIC, WATER AND INTERNET/WIFI
- WALKING DISTANCE TO GIDEA PARK STATION (ELIZABETH LINE)
- ALLOCATED PARKING SPACE AVAILABLE FOR AN ADDITIONAL £25.00 PER MONTH
- SINGLE OCCUPANCY ONLY
- GROUND FLOOR STUDIO FLAT
- AVAILABLE 01/04/2026
- PLEASE NOTE THAT THE INCOMING TENANT IS LIABLE TO PAY COUNCIL TAX
- CUSTOM-FITTED FURNITURE





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		71	71
England & Wales		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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