



## Gumley Close Grays

£1,650 PCM

APS have pleasure in offering this 2-bedroom house ideally located for access to Lakeside shopping centre, train stations and major road links. The property boasts a modern fitted kitchen with appliances (including washing machine, dishwasher, fridge-freezer, oven & hob), a contemporary bathroom suite with shower over bath, spacious lounge and two double bedrooms. Other benefits include a ground floor cloakroom, double glazing, gas central heating, garden with patio laid to lawn and off-street parking. Available 22nd July 2026. Council Tax Band C.

- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- DOUBLE GLAZING
- GROUND FLOOR CLOAKROOM
- GARDEN
- OFF STREET PARKING

### Viewing

Please contact our Alternative Property Services Limited Office on 01708 454121 if you wish to arrange a viewing appointment for this property or require further information.





## Area Map



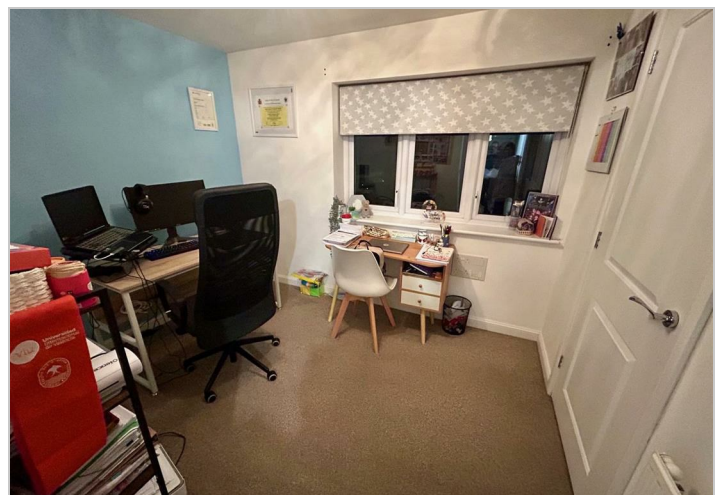
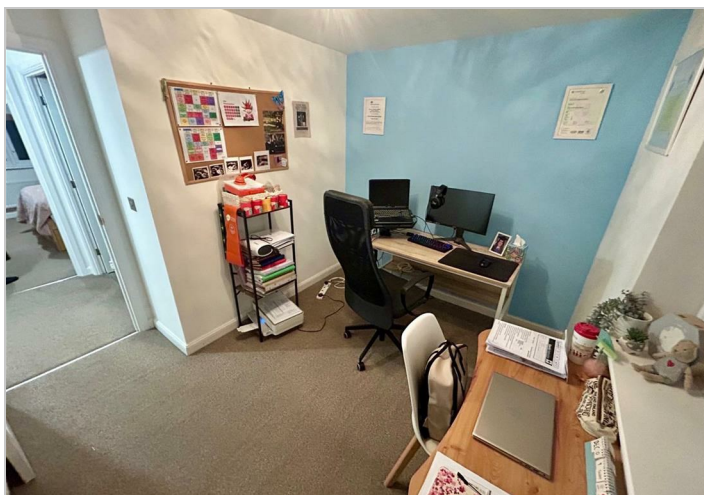
## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	87		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
(92 plus) A	(1-20) G	(92 plus) A	(1-20) G
(81-91) B	(21-30) F	(81-91) B	(31-54) E
(69-80) C	(31-54) E	(69-80) C	(55-68) D
(55-68) D	(55-68) D	(55-68) D	(69-80) C
(39-54) E	(69-80) C	(39-54) E	(81-91) B
(21-30) F	(81-91) B	(21-30) F	(92 plus) A
(1-20) G	(92 plus) A	(1-20) G	(92 plus) A

England & Wales EU Directive 2002/91/EC



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