



## Fleming Gardens, Tilbury

**£600 pcm**

Ali & Co are delighted to offer this CO-LIVING home with a choice of 4 bedrooms, dining area, kitchen, shared bathroom facilities.

Newly refurbished to a very good standard with great facilities, fully equipped kitchen.

All bills included within the rent. Available Now!

Cul De Sac | Double Glazing | Garage | Gas Central Heating | Three Bedrooms | Vacant Possession | Extended Rear | Close to schools | Close To Station | No Onward Chain |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## SHARED ACCOMMODATION AVAILABLE NOW

The property offers fantastic accommodation with a selection of Double/Single bedrooms, private lock on bedroom doors. Shared Kitchen with Cooker, Washing Machine, Fridge Freezer.

Situated on a quiet cul de sac being close to all local amenities and transport, this property is perfect for single occupants.

Viewings highly recommended

Council Tax Band: C (Thurrock Council)

Deposit: £775

### Bedroom 1

Large spacious Double room with access to garden, newly carpeted.

### Bedroom 2

Double room, with laminate flooring and built in wardrobe

### Bedroom 3

Large single bedroom, located on 1st floor with laminate flooring

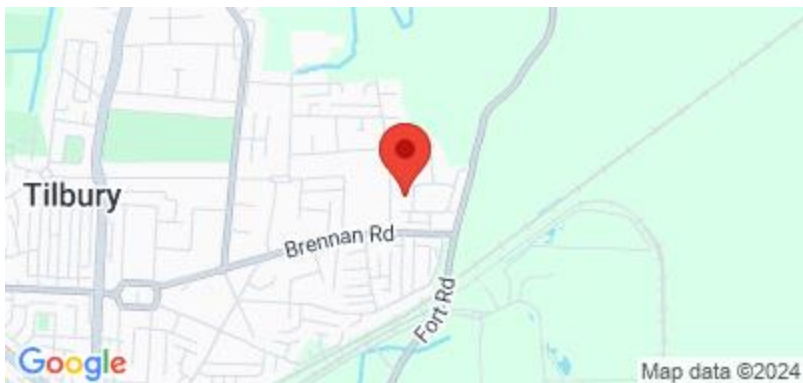
### Bedroom 4

Single bedroom newly carpeted located on 1st floor.

### Kitchen

Fully fitted kitchen with appliances, cooker, washing machine, fridge freezer and counter top appliances.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.