MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Arabis Place, Basildon







Morgan Brookes believes - This bright, spacious and well-presented family home offers generous accommodation throughout and is ideally situated in a convenient and well-connected part of Laindon. The property is within walking distance of Laindon mainline train station, making it an excellent choice for commuters, while a range of local schools, shops and everyday amenities are also close by. With well-proportioned living space and a practical layout, this home is perfectly suited to families or commuters looking for comfortable accommodation in a popular and accessible location.

Key Features

- Available Immediately!
- Three Great Size Bedrooms
- Spacious Living Room.
- Large Kitchen / Diner.
- Gas Central Heating.
- 0.4 Miles to Laindon Mainline Train Station.
- Household Income: £46,400.00+ Per Annum Required For Affordability
- Call Morgan Brookes Today To Book Your Viewing.

Monthly Rental Of £1,650

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND
morganbrookes.co.uk

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Entrance
Double glazed panelled door leading to porch, door leading to:

Entrance Hallway
Storage cupboard, stairs leading to first floor, laminate flooring, doors leading to:

Kitchen / Diner
17' 9'' x 14' 9'' (5.41m x 4.49m)
Double glazed window to front aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating sink and drainer, four point gas hob with extractor over, fitted electric over, wall mounted boiler, space and plumbing for appliances, smooth ceiling incorporating inset down lights, splash back tiled walls, tiled flooring, double glazed patio doors leading to garden, door leading to:

Living Room
20' 5'' x 11' 8'' (6.22m x 3.55m)
Double glazed windows to rear and side aspect, radiator, carpet flooring.

Ground Floor Cloakroom
Double glazed window to front aspect, vanity wash hand basin, low level W/C, textured ceiling, laminate flooring.

First Floor Landing
Double glazed window to rear aspect, double storage cupboard, doors leading to:

Master Bedroom
14' 10'' x 9' 0'' (4.52m x 2.74m)
Double glazed windows to front and rear aspects, radiator, smooth ceiling incorporating inset down lights, carpet flooring.

Second Bedroom
14' 10'' x 9' 0'' (4.52m x 2.74m)
Double glazed windows to front and side aspects, radiator, built in storage cupboard, carpet flooring.

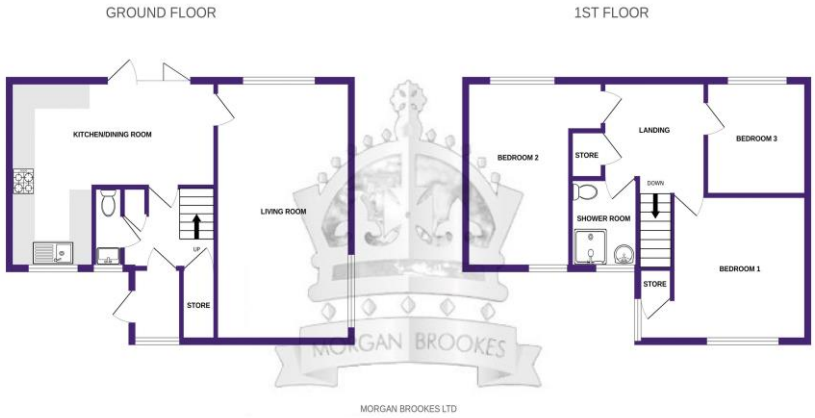
Third Bedroom
9' 0'' x 8' 9'' (2.74m x 2.66m)
Double glazed window to rear aspect, radiator, carpet flooring.

Shower Room
Shower cubicle, wash hand basin, low level W/C.

Garden
Paved seating area from property, raised planting area with established plants and shrubs, remained laid to lawn with established tree and plant borders.

Front Of Property
Storage cupboard.

Additional Information
Deposit £1903.85
Holding Deposit £380.77
Included bills/services: None
Additional Charges: None
Services Connected: Gas, electricity, Water, Mains Drainage
Heating type: Gas central heating
Broadband Availability: Standard / Superfast / Ultrafast broadband available
Tenancy Type: Assured Periodic Tenancy
EPC Rating: D
Restrictions: No smoking permitted inside the property.



Local Authority Information
Basildon Borough Council
Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.