MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Leamington Road, Southend-On-Sea







Morgan Brookes believe – Conveniently located within easy reach of Southend East Train Station, Southchurch Park and the seafront, this spacious two bedroom apartment offers an ideal home for commuters, couples or a small family. Boasting a modern fitted kitchen and bathroom, the property combines comfortable living with easy access to local amenities and coastal walks.

Key Features

- Available Now.
- Spacious First Floor Apartment.
- Two Good Sized Bedrooms.
- Modern Fitted Kitchen & Bathroom.
- Walking Distance To Seafront & Southchurch Park.
- 0.3 Miles To Southend East Station.
- Household Income: £32,900.00+ Per Annum Required For Affordability

Monthly Rental Of £1,200

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Entrance
Double glazed panelled door to:

Communal Entrance Hall
Own front door to:

Hallway
Carpeted stairs leading to first floor.

First Floor Landing
30' 7'' x 5' 3'' nt 2'6" (9.31m x 1.60m nt 0.76m)
Built in storage cupboard, radiator, smooth ceiling incorporating loft access & downlights, doors to:

Living Room
18' 2'' x 15' 2'' nt 11'7" (5.53m x 4.62m nt 3.53m)
Double glazed box bay window with further double glazed window to front aspect, radiator, feature chrome gas fire, fitted alcove shelving, coving to smooth ceiling incorporating downlights, wood effect laminate flooring.

Bedroom 1
12' 4'' x 11' 4'' (3.76m x 3.45m)
Double glazed window to rear aspect, radiator, feature fireplace, built in cupboard, coving to smooth ceiling incorporating downlights, wood effect laminate flooring.

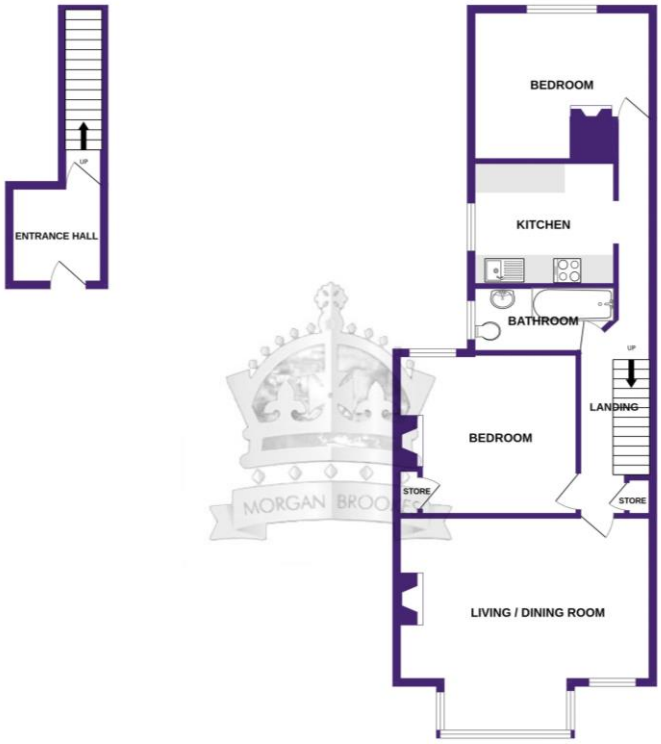
Bedroom 2
11' 7'' nt 5'9" x 10' 7'' nt 7'8" (3.53m nt 1.75m x 3.22m nt 2.33m)
Double glazed window to rear aspect, radiator, feature fireplace, wood effect laminate flooring, smooth ceiling.

Bathroom
7' 7'' x 4' 8'' (2.31m x 1.42m)
Obscure double glazed window to side aspect, panelled bath with raised shower system & glass screen, pedestal hand basin, low level WC, radiator, complimentary tiling to walls, smooth ceiling incorporating downlights.

Kitchen
10' 3'' x 8' 8'' (3.12m x 2.64m)
Double glazed window to side aspect, range of fitted base & wall mounted units, roll edge work surfaces incorporating stainless steel sink & drainer unit, electric hob with extractor over, fitted oven, space & plumbing for appliances, complimentary splash back tiling, breakfast bar, cupboard housing wall mounted boiler, smooth ceiling, wood effect laminate flooring.

Externally
There is ample roadside parking.

Additional Information
Deposit £1384.62
Holding Deposit £276.92
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
Southend-on-Sea City 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.