



BRITISH
PROPERTY
AWARDS

2020 - 2021
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018 - 2019
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017
★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Wimbourne Road, Southend on sea

FIRST TO SEE WILL TAKE: Castle Estate Agents are pleased to offer FOR RENT this well presented one bedroom ground floor apartment set in this ideal position for ALL BUS ROUTES, LOCAL SHOPS AND STATION, this property has many benefits including your own SOUTH facing rear garden, gas central heating.

- One double bedroom
- Own rear garden
- Good condition
- Walk to all bus routes
- Double glazing
- Ground floor
- Close to all amenities
- Walk to local shops
- Gas central heating
- Available now

£1000 PCM

Front access

Front garden, mainly laid to lawn leading to communal hardwood door with leaded stained glass insets to communal hall and own hardwood front door:



Lounge 14' 3" by 12' 1" (4m 34cm by 3m 68cm), (I)

Marble feature fire place with marble plinth and hearth, original coving, picture rail and ceiling rose, radiator, double glazed bay window to front aspect, power points, tv point.



Kitchen 11' 4" by 10' (3m 45cm by 3m 5cm), (I)

Double glazed window and door to the rear aspect, eye level and base level units incorporating a fitted double oven, 4 ring gas hob and over extractor fan, boxed edge work surfaces with a stainless steel bowl sink and single drainer with mixer taps, matching splash backs, power points, space for fridge freezer, washing machine, spot lights, radiator.



Inner hallway

Under stair cupboard, dado rail, laminated wood flooring, radiator, double glazed window to side aspect.

Bedroom 15' 5" by 12' 1" (4m 70cm by 3m 68cm), (I)

Double glazed bay window and French doors to rear aspect with fitted blinds, original, picture rail, coving and ceiling rose, radiator, power points, telephone point, laminated wood flooring.



Bathroom


3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with over wall mounted electric shower, tiled splash backs, radiator, coving, storage cupboard, double glazed frosted window to the side aspect.


Rear garden

Approx 35ft mainly laid to lawn, decking area.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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