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today on 01268 777400**



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## Coniston, Southend-On-Sea £1,350

Guide Rental £1350PCM - £1400PCM - We are delighted to offer this 2-bedroom property located in Eastwood, Leigh-on-Sea. Perfect for professionals, small families, or couples, this charming home offers a blend of modern living and convenient access to local amenities.

Situated within walking distance of local shops and essential services, this home ensures that everything you need is close at hand. The excellent transport links, including easy access to London and the M25 via main road A127.

The property is available from 15th June 2024 at a monthly rent of £1350PCM - £1400PCM with a deposit of One full months Rent of £1400.00. Don't miss the opportunity to make this fantastic property your new home. Contact us today to schedule a viewing!

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## Property Details

ENTRANCE PORCH

L' SHAPED LOUNGE/DINER ) 19'3 (5.87m) MAX x 13'2  
(4.01m) MAX

KITCHEN 8'10 x 7'10 (2.69m x 2.39m)

LANDING

BEDROOM ONE 12'6 x 10'4 (3.81m x 3.15m)

BEDROOM TWO 8'10 x 8'7 (2.69m x 2.62m)

EXTERIOR

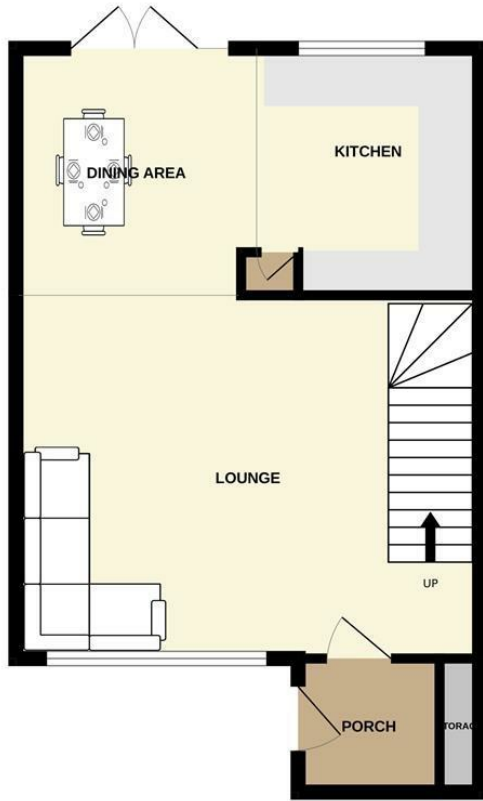
REAR GARDEN

DETACHED GARAGE

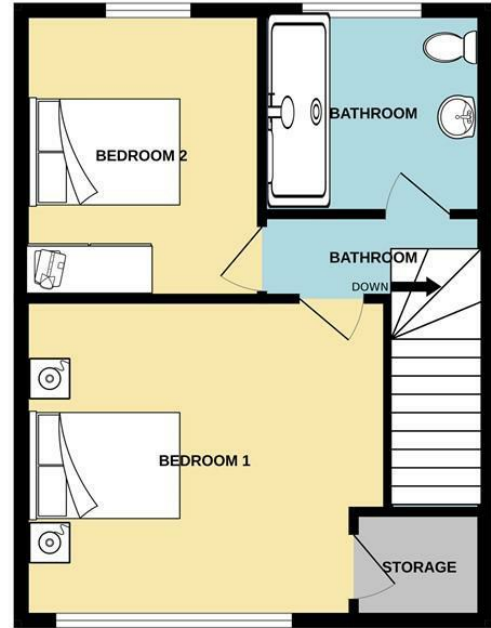
FRONT GARDEN



GROUND FLOOR

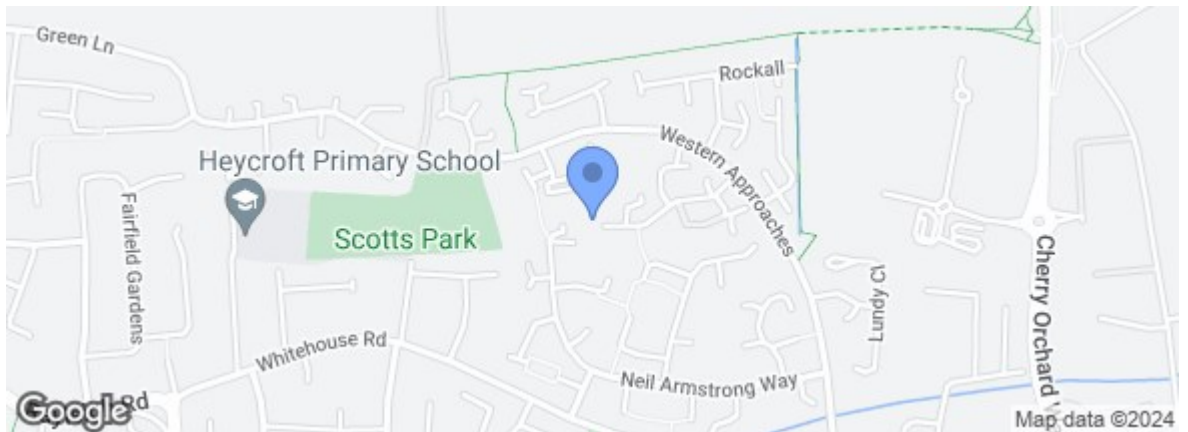


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.