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THE DRIVE, DOVERCOURT



FOR RENT @ £850 pcm DEPOSIT £950

**SPACIOUS 2nd FLOOR FLAT WITH SEA VIEWS
2 DOUBLE BEDROOMS, LOUNGE
WHITE FITTED KITCHEN, RADIATOR C/H
BATHROOM & SEPERATE WC
BALCONY, CAR PORT, BLOCK CCTV
NO SMOKERS OR PETS, AVAILABLE NOW**

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Communal Entrance door to: -

Communal Hall Stairs to second floor & private entrance door to: -

Entrance Hall Entry phone system, electric radiator, built in storage cupboard, airing cupboard with shelving, doors to all rooms.

Lounge **16'1 x 12'9**. UPVC double glazed window to side, electric radiator, coved ceiling, double glazed sliding patio doors to balcony with extensive sea views across Dovercourt Bay to Walton-on-the-Naze.

Kitchen **10'8 x 8'3**. Fitted with a range of white units comprising eye level cupboards with work surfaces, drawers & cupboards below, stainless steel single drainer stainless steel sink unit with mixer tap & cupboard under, built-in electric oven, ceramic hob & cooker hood, new fridge/freezer, plumbing for washing machine, tiled splashbacks, fire blanket & extinguisher, coved ceiling, double glazed window to rear with sea views.

Bedroom 1 **12'10 x 12'**. Dual double glazed windows to front with sea views, electric radiator, coved ceiling.

Bedroom 2 **12' x 10'**. Double glazed window to side, electric radiator, coved ceiling.

Bathroom Part tiled white suite comprising panelled bath with shower mixer taps & shower screen, pedestal wash hand basin, heated towel rail, fan heater, coved ceiling, double glazed opaque window to rear.

Separate WC White close coupled WC, coved ceiling, double glazed opaque window to rear.

Outside Communal gardens surround the block and to the rear is a **CAR PORT** allocated to the flat.

Council Tax Band B: £1,433.24 pa (April 2021 - March 2022).

Note No smokers or pets. No young children are allowed but 1 older child may be considered. Housing benefit will only be considered if tenants income is £25,500 or more and with a guarantor earning at least £31,000 pa. This flat is located on the top floor and there is no lift in this block. All carpets, curtains & blinds will remain.

