

2 Bedroom First Floor Flat For Rent - **Monthly Rental Of £950**

**Sutton Road Southend-On-Sea SS2 5ER**



## KEY FEATURES

- Two Bedrooms
- First Floor Flat
- Near to Town Center
- Near To Southend Victoria Train Station
- Minutes from Shops and Popular Transport Links
- Double Glazed
- Gas Central Heating
- Modern Bathroom
- Available Now

## Description

Recently Redecorated, First Floor Flat! Located near to Southend City Centre as well as popular transport links, this spacious two bedroom property boasts a modern bathroom suite as well as an open plan kitchen lounge area. With new carpets throughout, double glazed windows, central heating and in good decorative order, this flat is available now! Call our office today to book your viewing!

## Accommodation

### Ground Floor Entrance

Accessed via private front door, there is the ground floor entrance. With tiled effect flooring and painted walls, this space features the rising staircase that leads to the first floor landing.

### First Floor Landing

At the top of the rising staircase, there is the first floor landing. Finished with carpet flooring and painted walls, there are doors leading to the lounge, bathroom and both bedrooms. Added features of this space include a decorative picture rail as well as a fitted radiator.

### Lounge 11' 4" x 12' 0" (3.45m x 3.65m)

Accessed via the first floor landing, there is a good sized lounge. With the added benefits of a fitted radiator as well as a decorative picture rail, this area features a cast iron fireplace. Finished with carpet flooring and painted walls, there is further access to the kitchen area.

### Kitchen 5' 4" x 8' 2" (1.62m x 2.49m)

Towards the rear of the lounge, there is a bright kitchen space. With matching eye level and low level units, this space is comprised of an inset sink with drainer unit, a stand alone oven and hob paired with an overhead extractor as well as a wall mounted boiler. Added benefits include splashback wall tiling as well as a double glazed window towards the rear elevation that provides ample natural light. Finished with wood effect flooring.

### Bedroom One 13' 8" x 12' 8" (4.16m x 3.86m)

Accessed via the first floor landing, there is a spacious double bedroom. With the added benefits of a fitted radiator as well as a double glazed window towards the front elevation of the property, this space features a built in hanging clothes rail as well as a tiled fireplace surround. Finished with carpet flooring and painted walls.

### Bedroom Two 6' 0" x 10' 0" (1.83m x 3.05m)

Accessed via the first floor landing, there is a secondary bedroom. With the added benefits of a fitted radiator as well as a double glazed window towards the front elevation of the property, this space is finished with carpet flooring and painted walls.

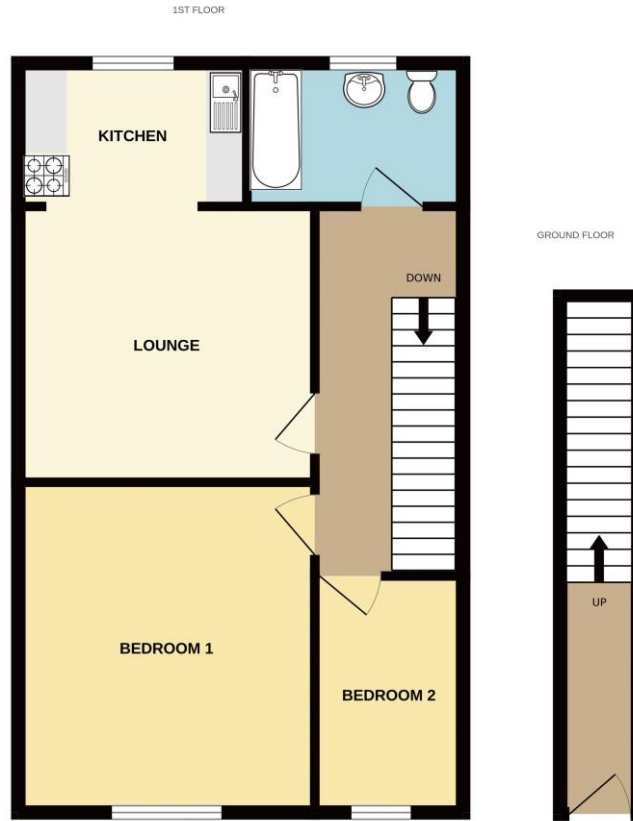
## Bathroom

Towards the rear elevation of the property, there is a modern bathroom. Comprised of a low level W/C, pedestal sink and paneled bath unit, this space is finished with marble effect splashback tiling as well as tile effect flooring. Added benefits include a double glazed obscured window towards the rear elevation of the property, a fitted radiator and fitted extractor.





# Floorplan



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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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **A**  
EPC rating for this property is: **D**



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.