

1 Bedroom Upper Floor Flat For Rent - **Monthly Rental Of £1,000**

Hamlet Court Road Westcliff-On-Sea SS0 7EX



KEY FEATURES

- Over 60's Retirement Apartment
- Spacious Accommodation
- Private West Facing Balcony
- Communal Lounge, Laundry Room & Garden
- Off Street Parking
- Walk-in Bath
- Close To Shops & Station
- Available Immediately

Description

Spacious one bedroom third floor over 60's retirement apartment, situated in a sought after development close to shopping parade and train stations. Further benefits include a west facing balcony, communal lounge laundry room & gardens, off street parking and walk-in bath. Available immediately.

Accommodation

Communal Entrance

Secure main entrance with electric doors and entry phone system, laundry room, communal lounge, gardens, lift and stairs to all floors.

Hallway

Accessed via a private paneled front door, with a large walk in airing cupboard housing the boiler, coved and textured ceiling. Paneled doors leading to the...

Lounge/Diner *19' 8" x 10' 7" (5.99m x 3.22m)*

Double glazed door and window to the rear elevation providing access to the balcony. Electric coal effect fire and wall mounted electric heater. Coved and textured ceiling. Twin glazed doors leading to the...

Kitchen *8' 4" x 7' 7" (2.54m x 2.31m)*

Double glazed window to the rear elevation. Selection of fitted base and drawer units with a complimentary worktop, inset hob and sink with drainer. Further selection of matching eye level units and tower unit with an integrated oven. Plumbing for a washing machine or dishwasher. Coved and textured ceiling.

Balcony

Private west facing balcony seating area.

Bedroom *19' 1" x 9' 2" (5.81m x 2.79m)*

Double glazed window to the rear elevation. Built-in wardrobe with mirrored doors, coved and textured ceiling.

Bathroom *6' 9" x 5' 6" (2.06m x 1.68m)*

Suite comprising of a WC, wash hand basin inset to a vanity unit and walk in bath with shower above. Fully tiled walls, coved and textured ceiling.

Communal Off Street Parking

Communal car park providing off street parking.

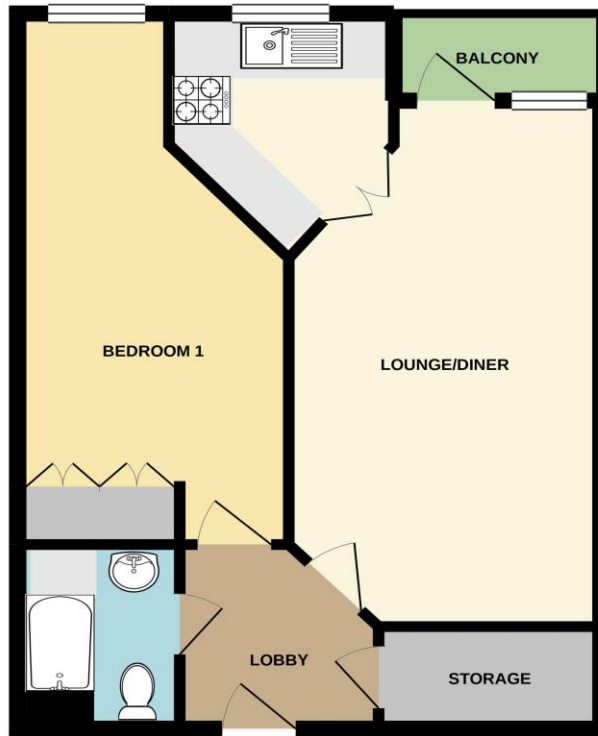
Communal Gardens

Selection of secluded gardens.





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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**
 EPC rating for this property is: **B**
 Tenure of the property is: **Leasehold**



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.