

2 Bedroom First Floor Flat For Rent - **Monthly Rental Of £1,150**  
**The Woodlands Shoeburyness Southend-On-Sea SS3 9RZ**



## KEY FEATURES

- Two Bedroom
- First Floor Flat
- Off Street Parking
- Double Glazing
- Communal Gardens
- Close to Schools, Station, Parks & Beach
- Good Condition
- Available Now

## Description

Two bedroom first floor flat situated in a convenient location in Shoeburyness, close to C2C train station, schools, parks & popular East beach. Further benefits include off street parking, communal gardens & double glazing. Available Now.

## Accommodation

### Communal Entrance Lobby

Accessed via a double glazed communal door with a further private door leading to the...

### Hallway

Security entry phone system, built-in airing cupboard and textured ceiling. Doors leading to the...

### Lounge 15' 6" x 11' 7" (4.72m x 3.53m)

Double glazed window to the front elevation, fitted electric heater and textured ceiling.

### Kitchen 8' 4" x 6' 2" (2.54m x 1.88m)

Double glazed window to the front elevation. Selection of base and drawer units with an integrated oven. Fitted worktop with a tiled splashback, inset sink and hob. Further selection of matching eye level units, plumbing for a washing machine and textured ceiling.

### Bedroom One 10' 10" x 11' 2" (3.30m x 3.40m)

Double glazed window to the front elevation, fitted electric heater and textured ceiling.

### Bedroom Two 9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed window to the side elevation, fitted electric heater and textured ceiling.

### Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)

Modern suite comprising of a panelled bath with an electric shower, wash hand basin with a vanity unit below and WC. Fully tiled walls and extractor fan.

### Off Street Parking

Communal car park with off street parking.

### Communal Garden

Large area of communal lawn.







# Floorplan

## FIRST 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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## EPC Graph & Additional Information

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

Tax Band for this property is: **B**  
EPC rating for this property is: **TBC**



## 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.