

2 Bedroom Upper Floor Flat For Rent - **Monthly Rental Of £1,250**

1 Royal Mews, Southend-On-Sea SS1 1DB



KEY FEATURES

- Two Bedrooms ● Second Floor Flat ● Modern Shower Room En-Suite to Master Bedroom
- Modern Bathroom ● Open Plan Kitchen Lounge ● Recently Redecorated ● Rustic Design Features ● Minutes from Shops ● A Short Walk from Southend Seafront and Southend Central Train Station ● Viewings Available Now!

Description

Bright and modern, second floor flat! Belle Vue are pleased to welcome this fantastically presented, two bedroom flat to the rental market. Boasting a contemporary design with rustic features, this home offers a convenient yet comfortable living in the heart of Southend City Center. Within the bright and open kitchen lounge, you will find a surplus of amenities, such as an integrated fridge, freezer, dishwasher and washing machine, as well as a charming breakfast bar to make those cosy mornings, all the brighter with the large, dual aspect windows. Providing two, double bedrooms with an ensuite shower room to the master bedroom as well as a main bathroom, this property has been thoughtfully decorated to provide a warm and tranquil ambiance. Located just minutes from shops, this property is but a short walk from Southend Seafront, allowing you to indulge in all the amusements and eateries Southend has to offer whilst nearby to popular travel links such as Southend Central Train Station. For this refreshing flat, early viewing is advised! Viewings are available now!

Accommodation

Communal Entrance

With a phone entry system towards the side of the entrance, you enter the communal lobby. Within this space, you will find postboxes for each flat as well as access to the lift and stairs that take you to the second floor.

Private Entrance Hallway

Accessed via a private, wooden front door, you are welcomed into the entrance hallway. Finished with carpet flooring and painted walls, this space is complete with a electric heater as well as a wall mounted phone entry system. With a built in storage cupboard that houses the water tank, there are further doors that lead to the open plan kitchen lounge, both bedrooms and the bathroom.

Open Plan Kitchen Lounge 11' 4" x 23' 7" (3.45m x 7.18m)

From the entrance hallway, you enter the bright and spacious kitchen lounge.

Kitchen Area

Within the kitchen space, you will find eye level and low level storage units that house various amenities such as an oven, hob, sink and extractor as well as integrated appliances such as a fridge, freezer, dishwasher and washing machine. Boasting a modern finish, this space is complete with glass splashback, under the counter lighting, recessed spot lighting as well as wood effect flooring, white counter tops, and a brick patterned wallpapered feature wall. With a textured breakfast bar, this space is enviable for its bright, refreshing ambiance curated by its dual aspect windows towards the front elevation of the property.

Lounge

Leading from the kitchen area, there is a spacious, open plan lounge. With wood effect flooring, this space benefits from two electric heaters, a wallpapered, brick patterned feature wall as well as dual aspect lighting from multiple large windows towards the front elevation of the property.

Bedroom One 10' 9" x 11' 6" (3.27m x 3.50m)

From the entrance hallway, you are able to access the master bedroom. Finished with carpet flooring and painted walls, this space benefits from an electric heater as well as two large windows towards the front elevation of the property. From here, you are guided to the en-suite shower room.

En-suite 9' 5" x 4' 4" (2.87m x 1.32m)

Accessed via the master bedroom, you are guided to the en-suite, shower room. Comprised of a wall mounted hand wash basin, a low level W/C and a rainfall shower, this space is complete with decorative, rustic brick tiled walls as well as a heated towel rail. Additional benefits include a wall mounted mirror, an extractor and recessed spot lighting.

Bedroom Two 11' 4" x 9' 0" (3.45m x 2.74m)

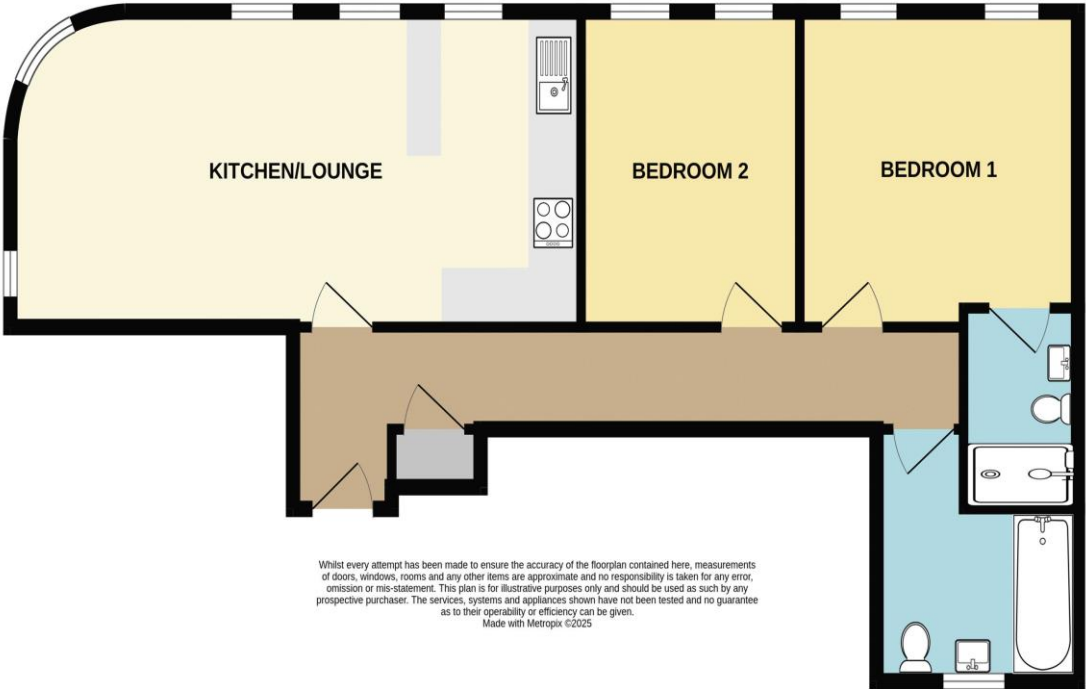
From the entrance hallway, you are guided into the secondary, double bedroom. Finished with carpet flooring and painted walls, this space benefits from an electric heater as well as two large windows towards the front elevation.

Bathroom 9' 2" x 8' 3" (2.79m x 2.51m)

Accessed via the entrance hallway, you are welcomed into the main bathroom. Comprised of a low level W/C, a hand wash basin, a tiled bath, a rainfall shower and shower screen, this space is complete with rustic, brick tiling, recessed spot lighting and an extractor. Additional benefits include a heated towel rail as well as a window towards the rear elevation.



GROUND FLOOR



EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 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: **C**
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.