

One Bedroom First Floor Flat For Rent - **Monthly Rental Of £975**

Central Avenue Southend-On-Sea SS2 4DY



KEY FEATURES

- One Double Bedroom
- First Floor Flat
- Modern Kitchen
- Generously Sized Lounge
- Three Piece Bathroom
- Direct Access to Rear Garden
- Local to Shops and Popular Travel Routes
- A Short Drive From Southend City Center
- Available Now

Description

This One DOUBLE BEDROOM first floor apartment also benefits from a PRIVATE REAR GARDEN WITH DIRECT ACCESS, good sized lounge and MODERN KITCHEN & BATHROOM! Situated in a prime location within Southchurch. Close to train line, transport and shopping facilities.

Accommodation

Lounge 15' 4" x 11' 8" (4.67m x 3.55m)

Two double glazed windows to the front aspect and a wall mounted heater to the side. Feature fireplace with feature wall. Fitted carpets and neutral decor.

Kitchen/Diner 10' 7" x 8' 4" (3.22m x 2.54m)

Double glazed window to the side and UPVC door to the rear providing access to the garden. Modern fitted base and drawer units with complimentary worktop. Inset stainless steel sink unit with space for free standing oven, fridge/freezer and washing machine. Tiled splash-back and further selection of matching eye level units. Wood effect laminate flooring and neutral decor.

Master bedroom 11' 3" x 9' 8" (3.43m x 2.94m)

Double glazed window to the rear aspect overlooking the gardens. Feature wall and fitted carpets. Neutral decor.

Bathroom 6' 3" x 5' 6" (1.90m x 1.68m)

Obscure double glazed window to the side aspect and a fitted towel rail opposite. Modern suite comprising of a low level WC, pedestal hand basin and low panelled bath unit with electric shower. Storage cupboard to the side and neutral decor.

Rear Garden Approximately 40ft (unmeasured)

Direct access to a good sized rear garden. Mainly shingled. Shed at the rear to remain.



Floorplan



EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Tax Band for this property is: **A**
EPC rating for this property is: **E**
Tenure of the property is:



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.