

1 Bedroom 2nd Floor Flat For Rent - **Monthly Rental Of £1,050.00**

Hamlet Court Road Westcliff-On-Sea SS0 7EX



KEY FEATURES

- LARGE LOUNGE ● DOUBLE BEDROOM ● EMERGENCY PULL CORDS IN ALL ROOMS ● SECURITY ENTRYPHONE ● RESIDENTS CAR PARK ● COMMUNAL GARDENS ● LARGE COMMUNAL LOUNGE ● VERY CLOSE TO MAIN LINE STATION ● CLOSE TO SHOPS & SEAFRONT ● DOUBLE GLAZED WINDOWS

Description

Spacious one bedroom over 60's retirement apartment, situated in a prestigious development close to shopping parade, train stations and seafront. Further benefits include a residents lounge, laundry room, an on-site warden and off street parking. Available immediately.

Accommodation

Entrance

Upon entering this elegant building, applicants will find themselves in a large Reception Area leading through to a very impressive Communal Lounge. There is a House Manager's office, Guest Suite, large fully equipped Laundry Room and Lift Service to all floors. This apartment is situated on the second floor.

Entrance Door

Entrance Door to Reception Hall with coved ceiling, burglar alarm controls, built-in storage cupboard

Lounge 18' 9" x 7' 3" (5.71m x 2.21m)

A super size lounge / diner with uPVC double glazed windows, double opening glazed doors to kitchen, feature fireplace and electric fire, coved ceiling, T.V point, electric heater with mantle over.

Kitchen 7' 6" x 6' 0" (2.28m x 1.83m)

uPVC double glazed windows with roller blind, single drainer stainless steel sink unit with base cupboard under, range of fitted kitchen units comprising cupboards, drawers, work surfaces and eye level cupboards, space for fridge and freezer. Built-in oven and grill, separate split level four ring electric hob with extractor hood above, coved ceiling, electric wall heater, ceramic tiling around work surfaces.

Bedroom 13' 10" x 8' 9" (4.21m x 2.66m)

uPVC double glazed window, luxury range of fitted bedroom furniture comprising wardrobes with dressing mirrors, double bed recess with bedside cabinets, further cupboards above, dressing table with two chests of drawers. Further wardrobe unit and additional built-in mirror faced wardrobes. Electric wall heater, coved ceiling, T.V point.

Shower Room / WC

A spacious shower room with extractor fan, ceramic tiled walls, large shower cubicle, wash hand basin set in vanity unit with cupboard under and low flushing W.C. Wall mirror with light and shaver point above, coved ceiling, heated towel rail, large walk-in airing cupboard housing domestic hot water tank.

Outside

There are very well maintained Communal Gardens, a residents Car Park and Mobility Storage Scooter Storage Area.

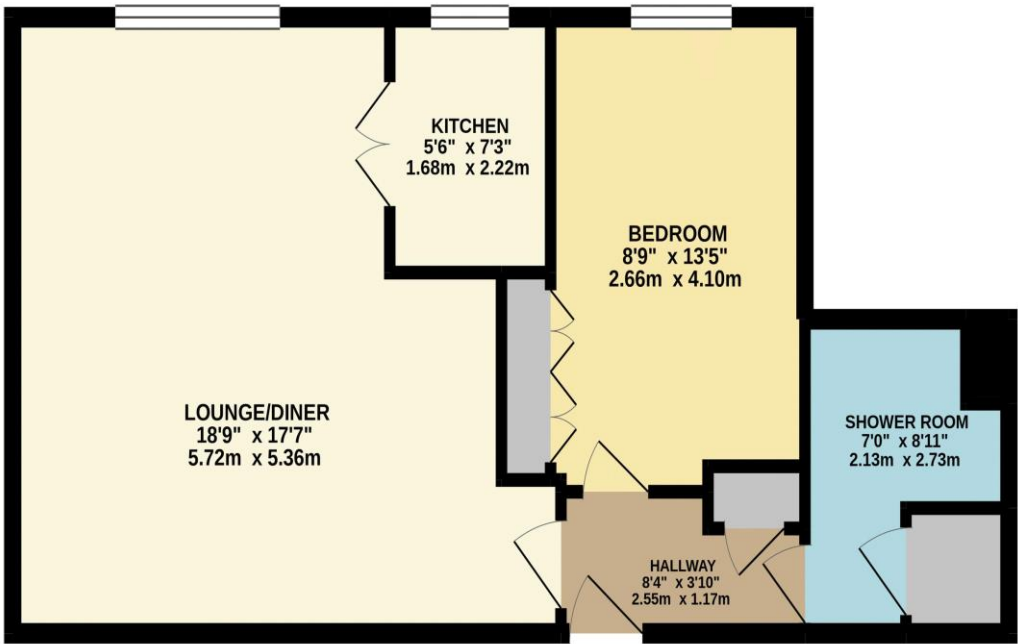
Agents Note

Please note these photos are from a previous tenancy, however, they still provide an excellent representation of the property.



Floorplan

537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.8 sq.m.) approx.
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	84 B	86 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**



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.