

2 Bedroom Ground Floor Flat For Rent - **Monthly Rental Of £1,225**

Ambleside Drive Southend-On-Sea SS1 2UP



KEY FEATURES

- Ground Floor Flat
- Two Bedrooms
- Modern Kitchen with Integrated Amenities
- Three Piece Bathroom
- Open Plan Lounge Diner
- Recently Redecorated
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Available Now!

Description

Recently Redecorated, Two Bedroom Flat! Belle Vue are happy to welcome this bright and spacious, ground floor flat to the rental market. Within a prime location, just a short walk from shops and amenities whilst boasting strong links to London with popular transport routes just a stones throw away, this flat offers contemporary living with its modern three piece bathroom, a sleek kitchen with integrated amenities, two bedrooms and an open plan lounge diner. Boasting built in storage spaces as well as gas central heating and double glazing throughout, this property ticks all the boxes with it's off street parking within the residents car park. Early viewing is advised. Available Now!

Accommodation

Communal Lobby

At the front of the block, there is a secure, communal entrance that provides access to the flats via a phone entry system. From here, there is a wooden, private front door that leads into the flat.

Entrance Hallway

Accessed via the private, wooden front door, you are welcomed into the entrance hallway. With carpet flooring and painted walls, this space benefits from a fitted radiator as well as a built in storage cupboard. With a wall mounted, secure entry phone system, this space is complete with a coved ceiling, with further doors leading to the lounge, kitchen, bathroom and bedrooms.

Kitchen 7' 10" x 7' 10" (2.39m x 2.39m)

Accessed via the entrance hallway, there is a contemporary kitchen. Comprised of eye level and low level units, this space houses integrated amenities such as a fridge, freezer, washing machine, sink oven and extractor. Additionally benefiting from recessed spot lighting and a double glazed window towards the side elevation, this space is finished with tiled effect flooring and splashback wall tiling.

Open Plan Lounge Diner 15' 5" x 12' 3" (4.70m x 3.73m)

Accessed via the entrance hallway, there is a set of double doors that lead into the open plan, lounge diner. Finished with carpet flooring and painted walls, this space benefits from two fitted radiators as well as a double glazed window towards the front elevation of the property, alongside a uPVC double glazed door that allows access to the front of the property.

Bedroom One 9' 6" x 11' 8" (2.89m x 3.55m)

Accessed via the entrance hallway, there is a door leading to the master bedroom. With carpet flooring and painted walls, this space benefits from a double glazed window towards the rear elevation, a fitted radiator and a built in storage wardrobe.

Bedroom Two 8' 11" x 7' 8" (2.72m x 2.34m)

Accessed via the entrance hallway, there is a secondary bedroom. With carpet flooring and painted walls, this space benefits from a double glazed window towards the rear elevation as well as a fitted radiator.

Bathroom 5' 8" x 6' 0" (1.73m x 1.83m)

Accessed via the entrance hallway, there is a three piece bathroom. Comprised of a paneled bath, wall mounted shower, shower screen, pedestal hand wash basin and a low level W/C, this space is finished with tiled effect flooring and tiled walls. Additionally benefiting from a fitted radiator, this room is complete with a double glazed, obscured window towards the side elevation and recessed spot lighting.

Off Street Parking

Towards the rear of the block, there is a residents car park that allows parking for one vehicle, as well as visitors parking.



GROUND FLOOR



EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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.