

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

Cambridge Road, Southend-On-Sea SS1 1HP



KEY FEATURES

- Within the Popular Pavilion Development
- Recently Rennovated Throughout
- Seafront Views
- Secure Allocated Parking & Visitors Parking
- Local to Westcliff Train Station AND Southend Central Train Station
- A Short Drive from Shops and Amenities
- Minutes From Westcliff Seafront
- Modern Kitchen and Shower Room
- Double Glazing Throughout
- Available Now!

Description

Bright and Scenic, One Bedroom, First Floor Flat! Envable for it's recent refurbishment, including a modern kitchen with breakfast bar and shower room, this property is located in the highly sought after Pavilions development. Boasting both allocated parking and visitors parking in a secure, gated car park, sea views from the open plan kitchen and well-maintained grounds, this property is situated only minutes from Westcliff Train Station, as well as Southend Central Train Station, Southend City Center and Seafront. Early viewing is advised! Call our office today to book your viewing!

Accommodation

Communal Lobby

Accessed via a secured wooden door, there is a communal lobby with a rising staircase that leads to the first floor landing. This area is complete with a security entry system for visiting guests. At the top of the staircase, there is a further first floor landing that guides you to the private front door.

Entrance Hallway

Accessed via a private, wooden front door, you are welcomed into the entrance hallway of the property. Finished with carpet flooring and painted walls, this space has the added benefits of a decorative dado rail, a wall mounted secure entry phone, an electric heater as well as a built in storage cupboard. There are doors leading to the bedroom, shower room and lounge.

Open Plan Lounge 9' 1" x 13' 3" (2.77m x 4.04m)

Accessed via the entrance hallway, you are guided into the lounge. Finished with carpet flooring and painted walls, this area boasts the added benefit of an electric heater as well as a window towards the side elevation of the property, allowing plentiful natural light. Within the lounge, there is a built in cupboard that provides storage and houses the water tank.

Open Plan Kitchen 8' 2" x 6' 10" (2.49m x 2.08m)

Accessed via the lounge, there is a kitchen area. Comprised of both eye level and low level units, this space boasts newly fitted worktops that provide ample storage. This space houses amenities such as an oven, a hob, an extractor, an inset sink with drainer unit, plumbing access for a washing machine as well as under the counter space for a fridge freezer. Finished with wood effect flooring, partial splashback wall tiling as well as a window towards the rear elevation that provides sea views, this space allows modern dining with a breakfast bar.

Bedroom 7' 10" x 8' 9" (2.39m x 2.66m)

Accessed via the entrance hallway, there is the bedroom. Finished with carpet flooring and painted walls, this space has the added benefit of an electric heater as well as a built in storage unit with mirrored sliding doors. This space also boasts ample natural light from the dual aspect windows facing towards the side elevation and front elevation of the property.

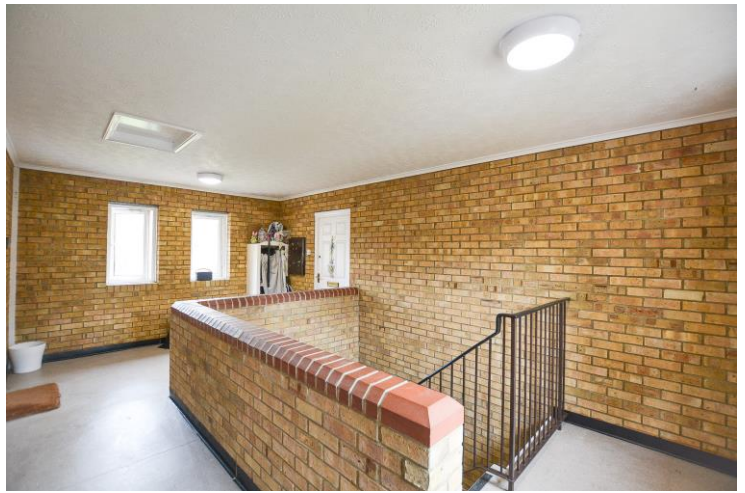
Shower Room 4' 9" x 6' 6" (1.45m x 1.98m)

Accessed via the entrance hallway, there is a modern, three piece shower room suite. Comprised of a low level W/C, a hand wash basin with vanity unit and shower cubicle, this space has the added benefits of a wall mounted storage cabinet as well as a heated towel rail. Finished with tiled flooring and marble effect walls.

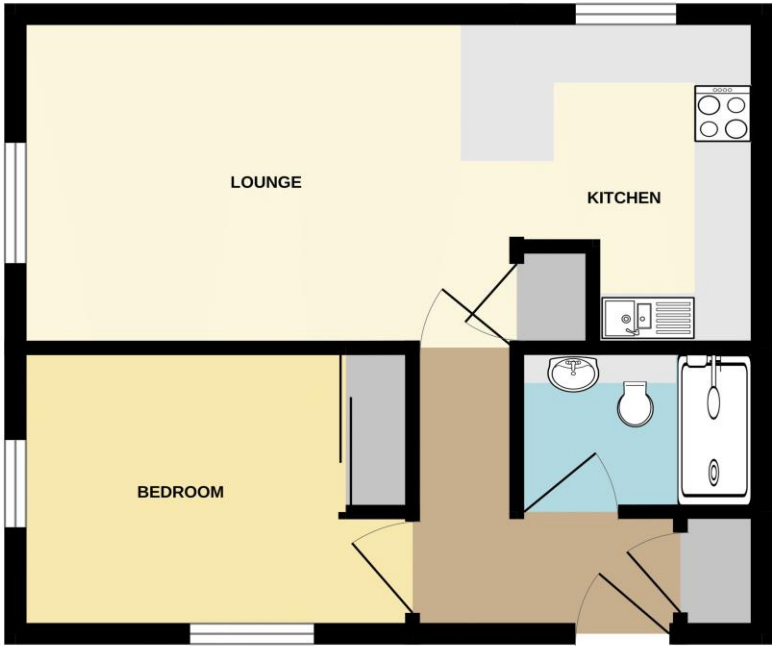
Off Street Parking

Envable for its secure, gated parking, this property offers an allocated parking space and additional visitors parking.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**
EPC rating for this property is: **C**
Tenure of the property is: **Share of Freehold**



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.