

# BelleVue

ESTATE AGENTS

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

**Lonsdale Road, Southend-On-Sea SS2 4LY**



## KEY FEATURES

- Two Double Bedrooms • En Suite W/C • Modern Kitchen • Modern Bathroom • Double Glazing Throughout • Gas Central Heating • Off Street Parking • Short Drive from Southend City Center and Southend Seafront • Refurbished Throughout • Viewings Available Now!

## Description

Newly Refurbished, Two Bedroom Flat! Belle Vue are happy to warmly welcome this first floor property to the rental market. Strikingly enviable for it's modern design, this property flaunts fresh refurbishment throughout, including a luxury, three piece bathroom, a fully equipped kitchen, a bright, generously sized lounge diner and two double bedrooms, one of which boasts a en-suite. Complete with parking for one vehicle, this property is situated just a short drive from Southend City Center and Southend Seafront, bringing all the amusements Southend had to offer on your doorstep. Early viewings are advised, available now!

## Accommodation

### Entrance Hallway

Accessed via a private, uPVC front door, you are welcomed into the entrance hallway. With carpet flooring and painted walls, there is a further rising staircase leading to the first floor.

### First Floor Landing

At the top of the rising staircase, you are welcomed onto the first floor landing. With newly fitted carpet and painted walls, this space benefits from a fitted radiator, with further doors leading to the lounge, kitchen, bedrooms and bathroom.

### Lounge Diner 16' 4" x 11' 11" (4.97m x 3.63m)

Accessed from the entrance hallway, there is a generously sized lounge diner. With newly fitted carpet and freshly painted walls, this space benefits from three, double glazed windows towards the front and side elevation, as well as two fitted radiators.

### Kitchen 7' 1" x 11' 10" (2.16m x 3.60m)

Accessed from the first floor landing, there is a modern kitchen. With both eye level and low level units, this space houses amenities such as an inset oven, a extractor fan, a stainless steel sink with dryer unit and plumbing access, this space benefits from a double glazed window towards the side elevation, recessed spot lighting, wood effect flooring, a fitted radiator and splashback wall tiling.

### Bedroom One 10' 9" x 11' 11" (3.27m x 3.63m)

Accessed from the first floor landing, there is the master bedroom. With newly fitted carpet flooring and painted walls, this space benefits from dual aspect lighting from the double glazed windows towards the side and front elevation, as well as a fitted radiator. There is a further door leading to the en suite W/C.

### En-suite W/C 4' 3" x 2' 6" (1.29m x 0.76m)

From the master bedroom, you have access to an en-suite W/C. With painted walls, this space is comprised of a low level W/C and integrated sink. Complete with splashback wall tiling, matching tiled flooring, a fitted radiator and a double glazed, obscured window towards the front elevation.

### Bedroom Two 15' 7" x 11' 2" (4.75m x 3.40m)

Accessed from the first floor landing, there is a secondary double bedroom. With newly fitted carpets and painted walls, this space is complete with a fitted radiator as well as a double glazed, bay window towards the front elevation.

### Bathroom 6' 8" x 7' 4" (2.03m x 2.23m)

Accessed from the first floor landing, there is a modern bathroom. Comprised of a low level W/C, a hand wash basin with vanity unit, a tiled bath, wall mounted shower and shower screen, this space also benefits from a fitted towel rail, recessed spot lighting and an obscured, double glazed window towards the side elevation.

### Private Garden 13' 11" x 13' 9" (4.24m x 4.19m)

Accessed via secured pathway, there is a gated, private garden that is mainly laid to lawn with a section of patio.

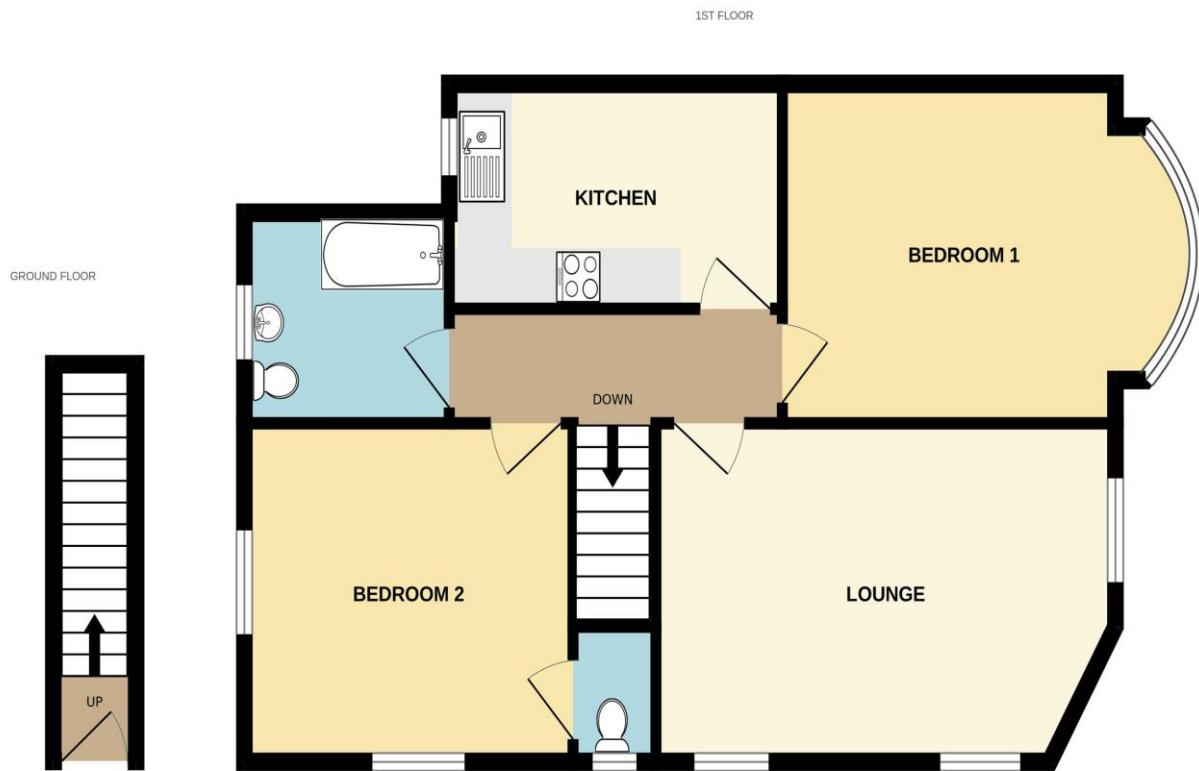
### Off Street Parking

There is an area of hard standing at the rear of the property which provides of street parking for one vehicle.





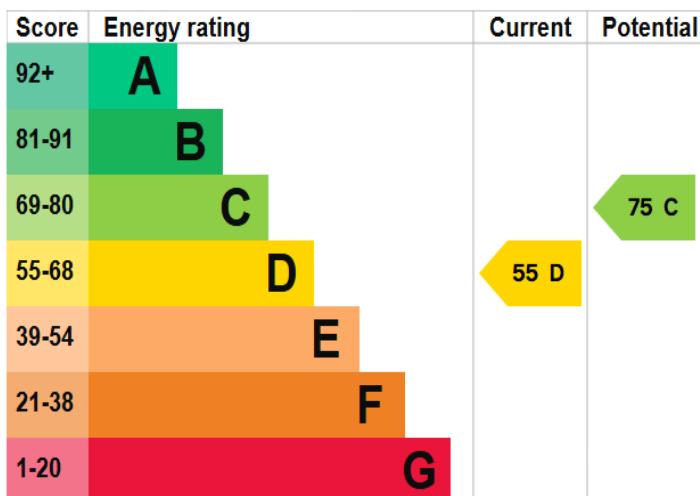
## Floorplan



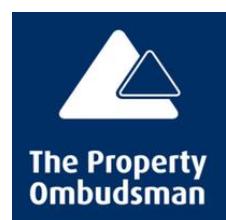
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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