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Braxteds, Laindon

Ideally located within 0.8 miles of Laindon mainline rail station this two double bedroom ground floor part furnished flat benefits from double-glazing throughout with its own low maintenance garden. The accommodation includes a large lounge, separate kitchen/diner and a modern shower room. The property also has a utility/study room, large outside storage cupboard and residents parking. Available mid May 2024. EPC D.

£1,250 pcm

Council Tax Band B

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Communal Entrance

Communal entrance door leads to shared hallway and large built in personal storage cupboard. Access via private entrance door to:

Entrance Hall

Security entry phone. Carpet. Leads through to:

Lounge

12' 9" x 10' 8" reducing to 9' 38" (3.89m x 3.25m > 2.86m)
Carpet, electric fire and radiator, curtains and blinds. Double glazed patio doors to garden. Wooden unit to remain. Door to:



Kitchen/Diner

11' 11" x 10' 4" reducing to 8' 4" (3.62m x 3.15m > 2.53m)
and additional recess to boiler

Appliances include freestanding oven, fridge/freezer and washing machine. Two double glazed windows facing out to the front. Table and two chairs to remain. Two additional built in storage cupboards.



Shower Room

Fully tiled walls, wood effect laminate flooring. Modern three piece suite comprising low flushing WC, fitted hand basin with vanity unit beneath and shower cubicle. Fitted storage cupboards. Double glazed window. Heated towel rail.

Bedroom 1

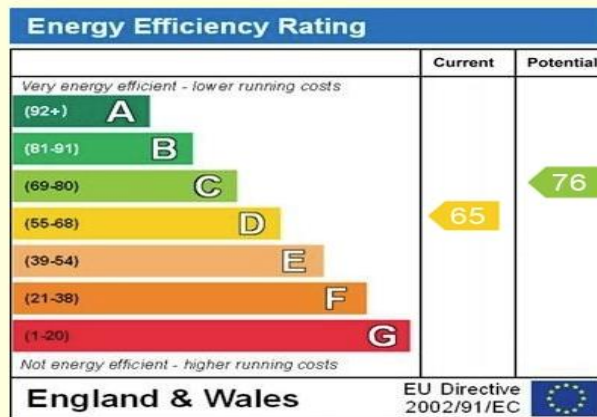
11' 9" x 9' 6" to front of wardrobes (3.57m x 2.9m)
Carpet, radiator. Double glazed window, fitted wardrobes. Curtains and blinds.

Bedroom 2

12' 9" x 10' 8" reducing to 9' 5" (3.89m x 3.25m > 2.86m)
Carpet, radiator. Double glazed window. Curtains and blinds. Some furniture to remain. Tumble dryer.

Utility/Study 6' 7" x 5' 11" (2m x 1.81m)

Fitted wall units.



HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.