



HAIR & SON
THE ESTATE OFFICE

St Anns Road

SOUTHEND-ON-SEA, SS2 5AU

- ONE DOUBLE BEDROOM
- GROUND FLOOR FLAT
- DOUBLE GLAZING
- GAS RADIATOR HEATING

£575 pcm

A ONE BEDROOM ground floor flat offering lounge, bedroom, bathroom/wc and fitted kitchen. Small section of garden. Available immediately. No pets. No smokers. Working applicants only.





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ENTRANCE:

Communal entrance with obscure glazed street door leading into

HALLWAY:

Smoke alarm. Thermostat heating control. Under stairs storage housing consumer units and a second full height storage cupboard. Radiator. Doors leading to

LOUNGE:

14' 0" x 10' 10" (4.27m x 3.3m) uPVC double glazed windows to front. Radiator. T.V. and telephone point. Power points. Carpeted.

KITCHEN

10' 08" x 08' 10" (3.25m x 2.69m) uPVC double glazed window and door to rear leading into garden. Smoke



alarm. Wall mounted gas boiler. Base and wall mounted units with contrasting rolling edge worktop. Inset Stainless Steel sink with drainer. Radiator. Power points. Space for electric oven and fridge/freezer. Plumbing for washing machine. Vinyl flooring.

BEDROOM:

11' 05" x 08' 11" (3.48m x 2.72m) uPVC double glazed window to rear. Built in wardrobe cupboard. Radiator. Power points. Telephone point. Carpeted.

BATHROOM/WC:

uPVC double glazed window to side. White three piece suite consisting of low flush W.C, pedestal hand wash basin and panelled bath with mixer tap and shower attachment. Storage cupboards. Radiator. Vinyl flooring.

REAR GARDEN:

The property has a small section of rear garden.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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