

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Gloucester Terrace, Thorpe Bay, SS1 3AZ**  
**£1,300 Per Month**

Horizon Estate Agents are pleased to offer to the rental market this outstanding two bedroom self contained ground floor apartment situated just off of Thorpe Bay Seafront. The property has the advantage of a modern fitted kitchen and shower room as well as a conservatory. Further features include a garage plus off street parking. Viewing advised.

sales@horizonstates.co.uk  
horizonstates.co.uk



### **Entrance**

Hardwood entrance door, leading to:

### **Entrance Porch**

Double glazed windows to all aspects, further door to:-

### **Reception Hall**

9'7" x 5'7" (2.92 x 1.70)

Laminate flooring, coving to smooth plastered ceiling with inset spotlights, doorway to kitchen, power points, door off to:-

### **Bedroom Two**

9'9" x 5'10" (2.97 x 1.78)

Double glazed window to rear and side aspects, laminate flooring, smooth plastered ceiling, power points, radiator.

### **Kitchen**

12'3" x 10'1" (3.73 x 3.07)

Comprises of fitted maple effect eye and base level units with working surfaces over, inset one and a half bowl stainless steel single drainer sink unit with mixer taps, part tiled walls, plumbing for washing machine, LEC Fridge and indesit Freezer, fitted double oven with five ring gas hob above and stainless steel extractor fan over, radiator, laminate flooring, two double glazed windows to side aspect with wooden blinds, coving to ceiling with chrome light fitting with four LED bulbs, white gloss skirting board, magnolia painted walls, whirlpool washer dryer.

### **Inner Hall**

Laminate flooring, coved ceiling, wall mouthed thermostat, power points, doors off to:-

### **Bedroom One**

13'10" x 11'6" (4.22 x 3.51)

Double glazed bay window to front aspect, radiator, laminate flooring, coving to smooth plastered ceiling, power points, built in wardrobes.

### **Shower room**

Comprising walk in shower cubicle with white ceramic tiling, pedestal wash hand basin with two taps, chrome heated towel rail, coving to smooth plastered ceiling, tiled flooring

### **Separate W.C**

Comprises of concealed cistern W.C, wall mounted wash hand basin chrome mixer taps, part mosaic tiled walls, radiator with heated towel rail, tiled flooring, smooth plastered ceiling with inset spots, obscure double glazed window to side aspect.

### **Lounge**

14'8" x 12'4" (4.47 x 3.76)

French doors to rear aspect with windows surround leading to Conservatory, radiator, laminate flooring, power points, built in storage cupboards, plastered mouldings to ceiling.

### **Conservatory**

11'4" x 6'4" (3.45 x 1.93)

Double glazed french doors with windows to either side to rear aspect leading to garden, laminate flooring.

### **Garage at rear of house**

With electronic up and over door and parking for one car to the front of the garage.

### **Additional Information**

Council: Southend City Council

Tax Band: C

Rental Amount: £1300 pcm

Deposit: £1300

Contract Length: 6 months

### **Agents note**

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take through FCC Paragon. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken.

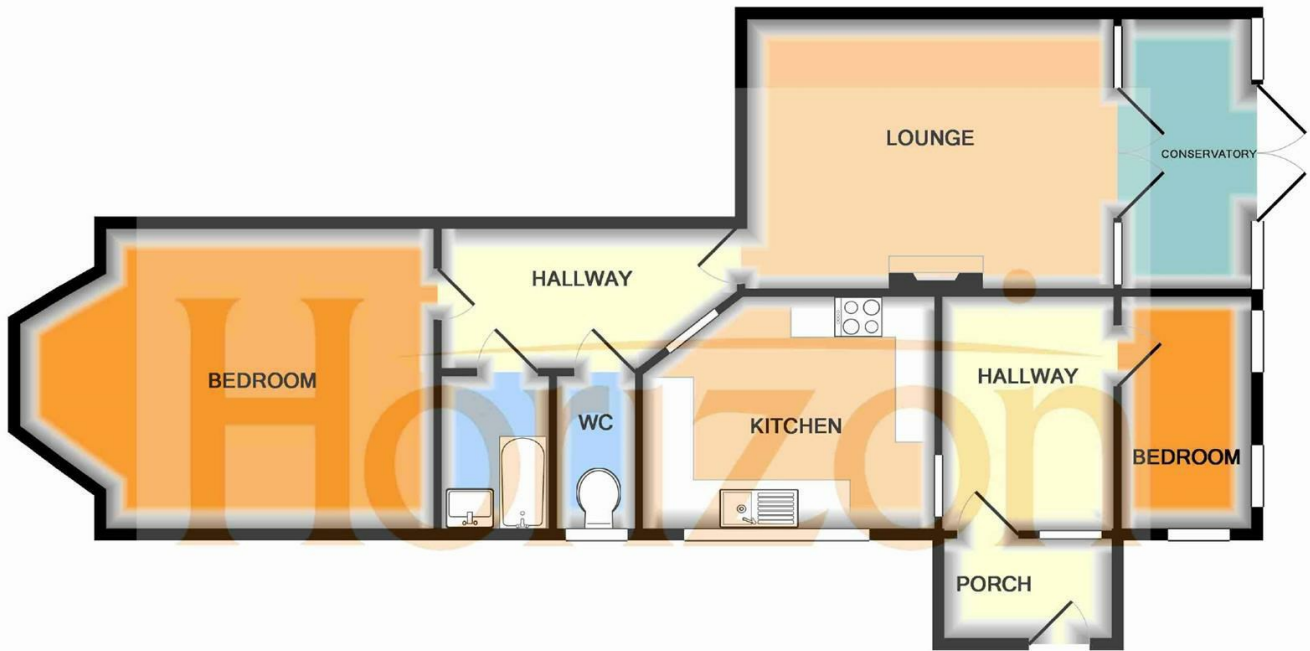


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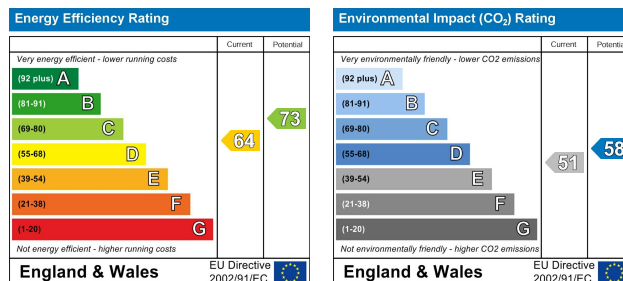
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TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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