

home.

PER CALENDAR MONTH

**£1,500**

The Leas, Westcliff-On-Sea



# Flat 6 Mount Liell Court West The Leas, Westcliff-On-Sea, Essex, SS0 8EE

Home Estate Agents are thrilled to offer to let this spacious two bedroom first floor apartment in Westcliff-on-Sea which boasts fabulous far-reaching estuary views and has been greatly modernised whilst retaining fantastic features such as the high ceilings giving every room a light & airy feel. This wonderful seafront residence also features a private south facing balcony and an open plan lounge/kitchen which really makes the most of the fantastic view. Internal viewings strongly recommended. Available end April.

The accommodation comprises; secure communal entrance lobby with stairs to first floor and private door into; hall, two bedrooms, bathroom, and a spacious open plan lounge/kitchen. Externally, the property is complemented by a private south facing balcony which provides impressive panoramic estuary views towards both Southend and London.

The property is served by gas central heating and offers double glazing where mentioned.

Situated on The Leas in Westcliff-on-Sea, this fantastic apartment benefits from excellent location for nearby amenities which includes; seafront, shops and mainline railway station - serving London Fenchurch Street for commuters.



## Entrance

Secure communal entrance to the ground floor with stairs leading to the first floor. Private entrance door into:

## Hallway

Ceiling light, entry phone system and laminate flooring. Doors to:

## Lounge/Kitchen 18'10 Into Bay x 13'4

Double glazed windows to front, double glazed sliding patio door leading to balcony both offering stunning south facing sea views, ceiling light, radiator and laminate flooring.

## Master Bedroom 12'4 x 11'4

Double glazed windows to rear, ceiling light, radiator and laminate flooring.

## Bedroom 2 13'1 x 5'2

Double glazed window to the front offering estuary views, ceiling light, tall storage cupboard with internal rail & shelving, radiator and laminate flooring.

## Bathroom

Double glazed opaque window to side, ceiling light, WC, wash hand basin with taps, wall mounted mirror, boiler, large shower with glass screen, radiator, part tiled walls and tiled flooring.

## Externally

## Balcony

Private balcony offering panoramic estuary views.

## Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

HOME - The Estate Agent of Leigh  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.