

home.



£1,550 PCM

Crowstone Road, Westcliff-On-Sea

PCM

10 Sunningdale Court Crowstone Road, Westcliff-On-Sea, Essex, SS0 8LJ

Home Estate Agents are delighted to offer for let this fantastic renovated & modernised apartment in a historic building enjoying superb sea views from the lounge. Boasting a number of versatile room arrangements, all with impressive high ceilings, a secure communal entrance, own hallway, lounge, kitchen, two bedrooms and modern bathroom.

Situated within the well-maintained Sunningdale Court, the property provides a peaceful retreat while still being just moments from the vibrant local amenities, beautiful seafront, and excellent transport links. Available end of March.



Entrance

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

Hallway

Entry phone system, radiator, down lights, luxury engineered wooden flooring. Doors into:

Bedroom One 13'5 x 13'0

Fitted carpet, radiator, picture rail, coved cornice, ceiling light, double glazed window to front offering estuary views with blinds.

Lounge Diner 17'10 into bay x 13'5

Nest thermostat, two radiators, ceiling light, picture rail, coved cornice, luxury engineered wooden flooring, double glazed bay window to front with estuary views with blinds. Opening into:

Kitchen 8'8 x 8'2 max

Contemporary recently fitted kitchen with Quartz worksurfaces and bespoke wall and base wooden units, luxury vinyl flooring, double glazed window to side, down lights, integrated appliances including; microwave, fridge, freezer, washing machine, slimline dishwasher and electric oven with four ring electric hob, bowl sink with drainer and taps, cupboard housing boiler.



Shower Room

Contemporary shower room with brand new fitted suite. Tiled flooring, part tiled walls, down lights, isolator, heated towel rail, wash hand basin with mixer tap and vanity unit, wall mounted mirrored cabinet, corner walk in shower, low level WC, double glazed opaque window to side.



Bedroom Two 1'8 max x 10'5 max

Fitted carpet, radiator, picture rail, coved cornice, ceiling light, double glazed window to side with blinds

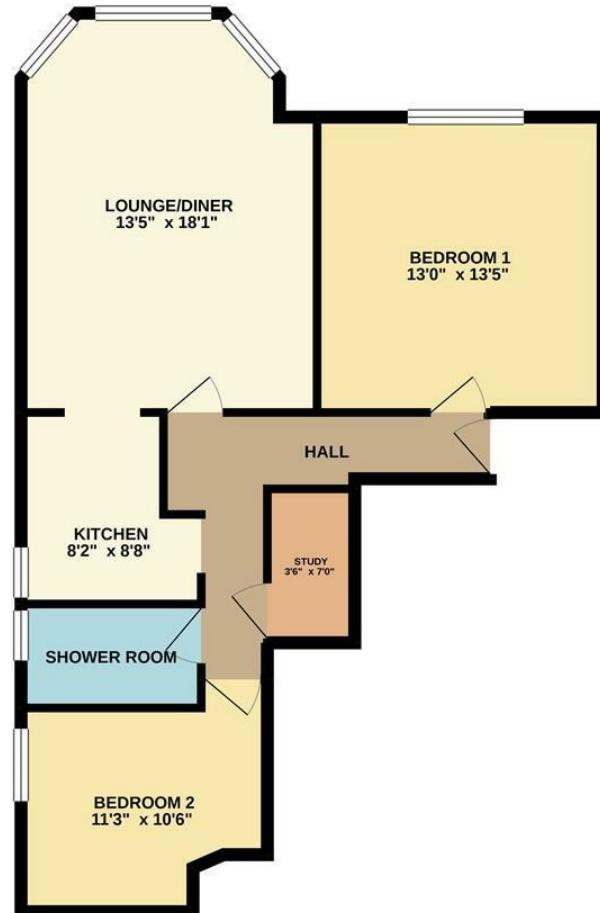
Study 7'0 x 3'6

WIFI point, power points, down lights, luxury engineered wooden flooring.

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.

FIRST FLOOR APARTMENT
745 sq.ft. approx.



TOTAL FLOOR AREA: 745 sq.ft. approx.
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HOME - The Estate Agent of Leigh
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.