



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Station Road, Westcliff-On-Sea



**Morgan Brookes believe** - This perfect size, first floor apartment is in an ideal location for everything Westcliff has to offer. Close to the beach and the variety of restaurants and bars as well as the train station to get you into London with ease.

**Our Landlords would like** - Reliable tenants who appreciate all this flat has to offer.

### Key Features

- First Floor Apartment.
- Double bedroom.
- Modern Kitchen & Bathroom.
- Walking distance to Westcliff Station.
- Close to Hamlet Court Road shopping & restaurants.
- Short walk to the Seafront.
- Available Immediately.
- No Pets & Non Smokers Please.

**Monthly Rental Of  
£700**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Station Road, Westcliff-On-Sea

## Entrance

Wood panelled door leading to:

## Hallway

Storage cupboard, radiator, carpet flooring.

## Master bedroom

16' 1" x 12' 7" (4.90m x 3.83m)

Glazed bay window to side aspect, built in wardrobe, radiator, carpet flooring.

## Kitchen

9' 7" x 8' 3" (2.92m x 2.51m)

Two glazed windows to front aspect, fitted with a range of base and wall mounted units, roll top work surface incorporating stainless steel sink and drainer, integrated cooker, four point gas hob, built in washing machine and fridge, part tiled walls, radiator, tiled flooring.

## Living Room

14' 4" x 13' 11" (4.37m x 4.24m)

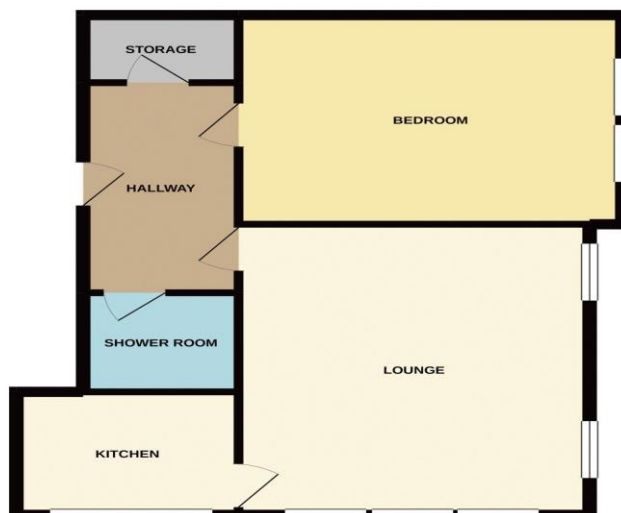
Two glazed windows to front and side aspect, radiator, carpet flooring.

## Bathroom

Corner shower cubicle, hand basin, low level W/C, heated towel rail, part tiled walls, tiled flooring.



FIRST FLOOR FLAT  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA - 484 sq.ft. (45.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 a guide only for prospective purchasers. The services, systems and appliances shown here are not to be taken as such for any particular purpose. It is the responsibility of the purchaser to verify the accuracy of the information.  
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Local Authority Information: Southend Borough Council

Council Tax Band:

01268 755626

morganbrookes.co.uk

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.