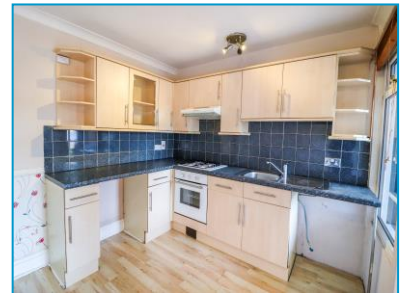




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Street, Canvey Island



Morgan Brookes believe - Rarely do ground floor apartments come available to the open market. This superb property is well maintained throughout & is close to local amenities & shopping facilities. This one bedroom apartment benefits from having it's own garage, communal gardens & communal parking.

Key Features

- Available from the 16th of June 2024.
- Ground Floor Apartment.
- One Double Bedroom.
- Rarely Available.
- Immaculate Accommodation.
- Garage, Parking & Communal Gardens.
- Great Location Close To Amenities.
- Call Morgan Brookes Today.

**Monthly Rental Of
£875**

High Street, Canvey Island

Entrance

UPVC Double glazed stable door leading to the lounge:

Kitchen/Living Room

15' 1" x 14' 1" (4.59m x 4.29m)

Double glazed bay window to front aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor fan over, space & plumbing for appliances, splash back tiling.

Inner Hallway

Cupboard housing boiler & meters.

Master Bedroom

12' 0" x 10' 2" (3.65m x 3.10m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

7' 0" x 4' 6" (2.13m x 1.37m)

Obscured double glazed window to rear aspect, low level W/C, hand basin, enclosed bath incorporating raised shower system over, radiator.

Communal Gardens

Mainly laid to lawn.

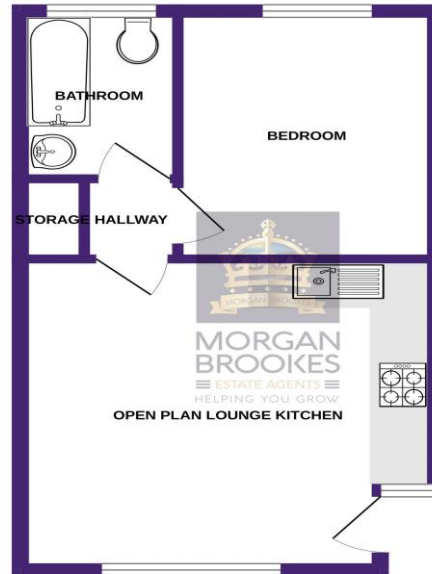
Garage

Up & over door.

Additional Information

Deposit - £923.07

GROUND FLOOR



Local Authority Information

Castle Point Borough Council

Council Tax Band: A

01268 755626

morganbrookes.co.uk

Monthly Rental Of
£875

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.