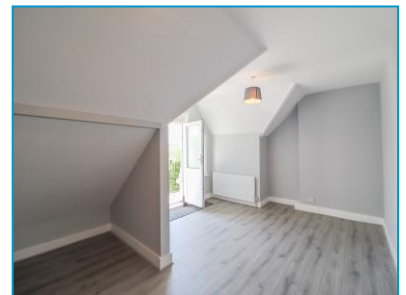




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Manor Road, Westcliff-On-Sea



**Morgan Brookes believe** - This recently redecorated first floor apartment is ideal for commuters, being moments away from Westcliff C2C Mainline Station. The property comprises of a great sized master bedroom, office space, & open planned kitchen/longue with uninterrupted estuary views.

### Key Features

- 1st Floor Apartment
- Open Plan Kitchen Lounge
- Sea Views
- Available Now
- Walking distant to Westcliff Station
- Close proximity to Seafront and Hamlet Court Road
- 1 Off Street Parking Space

**Monthly Rental Of  
£1,500**



# Manor Road, Westcliff-On-Sea

## Communal Hallway

Obscure wooden communal entrance door leading to communal hallway, stairs leading to 1st floor. Wooden door leading to 1st floor apartment.

## Inner Hallway

Laminate flooring and carpeted stairs to 2nd floor, door to:

## Kitchen / Lounge

16' 8" x 17' 6" (5.08m x 5.33m)

Decorative coving, smooth ceiling. Laminate flooring double glaze bay window to front aspect double glazed UPVC door to balcony on front aspect. two radiators. Fitted low level and eyelevel units stainless steel sink with mixer taps integrated Beko oven, electric hob and Bosch extractor, cupboard Housing integrated Beko washing machine, intergrated Beko dishwasher, cupboard Housing integrated fridge freezer, marble effect worksurface, kitchen island with marble effect work surface.

## First floor landing

Carpet stairs with double glazed Felix window to radiator double doors storage cupboard doors leading into

## Bedroom one

18' 6" nt 9' 7" x 13' 3" (5.63m x 4.04m)

Laminate flooring, smooth ceilings, radiator, sloped ceiling. Double glazed windows and door to front aspect leading to balcony.

## Balcony

Balcony position to the front of the building with Seaview.

## Study

10' 6" x 4' 3" (3.20m x 1.29m)

Laminate flooring, double glazed Velux windows sloped ceiling, radiator.

## Bathroom

7' 2" x 6' 5" (2.18m x 1.95m)

Vinyl flooring, obscure double glazed window to rear, tiled wall, Spotlight, concealed flush WC, heated towel rail, shaver point, wall sink unit with mixer tap, vanity unit above with mirrors, fully tiled shower cubicle.

## Additional Information

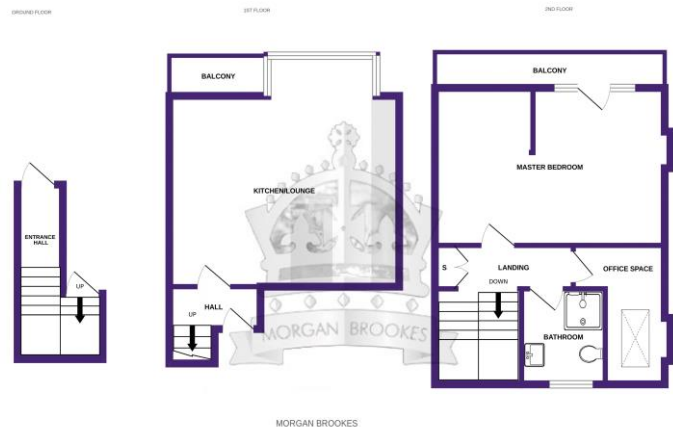
Price - £1650

Deposit - £1903.85

Length of Tenancy - Minimum 6 months

Council Tax - B

Available Now



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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.  
Made with Matrogen 6/2014

**Local Authority Information**  
Southend-on-Sea Borough Council  
**Council Tax Band: B**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of**  
**£1,500**

## 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.