



**MORGAN  
BROOKES**  
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HELPING YOU GROW



## Sporhams, Basildon



**Morgan Brookes Believe** – This fantastic double bedroom room let is situated in Sporhams, Lee Chapel South, Basildon, perfect for a single tenant! Featuring a private entrance, access to a three-piece bathroom suite, and located within walking distance to local amenities and transport links. Just 1.0 mile from Westcliff Mainline Station, making commuting a breeze.

### Key Features

- Double bedroom single person room let
- Private entrance
- Shared three piece bathroom suite & kitchen
- Single occupancy only
- Available Now
- Household Income: £22,400.00+ Per Annum Required For Affordability
- 1.0 Miles to Basildon Mainline Station

**Monthly Rental Of  
£850**

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

# Sporhams, Basildon

## Entrance

Double glazed french door leading to:

## Entrance Hall

**9' 1" x 10' 0" (2.77m x 3.05m)**

Double glazed window to front aspect, built in storage area, stairs, door leading to:

## Landing

**29' 7" nt 3' x 9' 8" nt 2' 10" (9.01m x 2.94m)**

Door leading to:

## Bedroom (Cream Room)

**19' 8" x 13' 11" (5.99m x 4.24m)**

Two double glazed window to rear aspect, two radiators, smooth ceiling, wood effect flooring.

## Shared Bathroom

**12' 8" x 14' 8" (3.86m x 4.47m)**

Two obscure double glazed window to rear aspect, panelled bath, vanity hand basin, low level wc, radiator, smooth ceiling. This is a shared bathroom

## Shared Kitchen

**10' 1" x 7' 7" (3.07m x 2.31m)**

Double glazed window to front aspect, fitted with a range of base and wall mounted units, space for plumbing and appliances, roll top work surfaces, stainless steel sink and drainer, radiator, wood effect flooring.

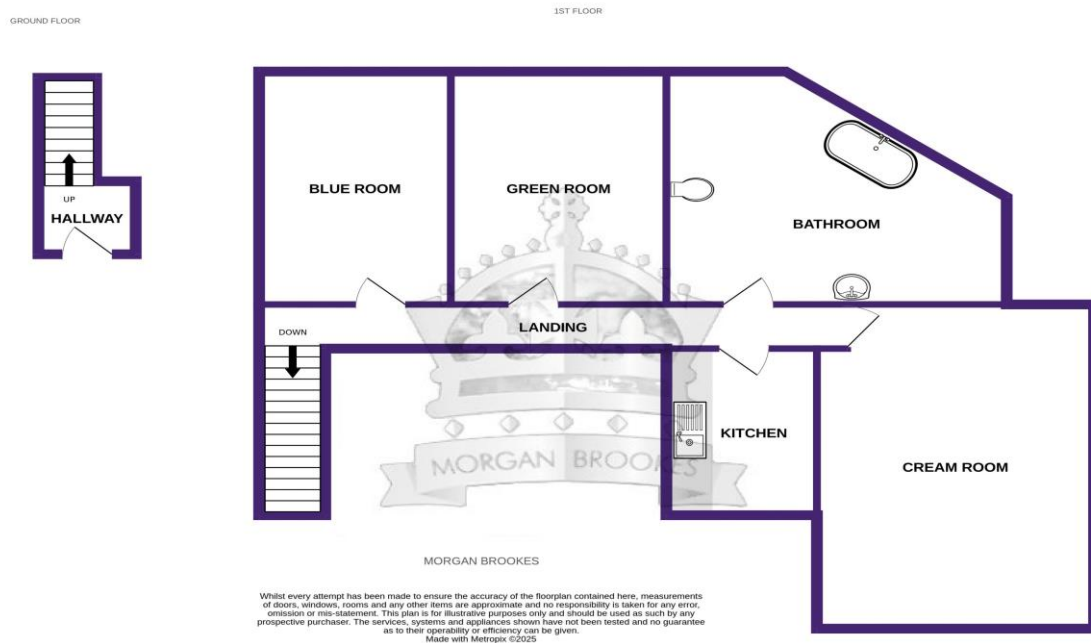
## Additional Information

Rent: £850.00 PCM

£196.15 PCW

Bills Included

Available Now!



**Local Authority Information**  
**Basildon Borough Council**

**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 MISEDSCRIPTIONS 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.