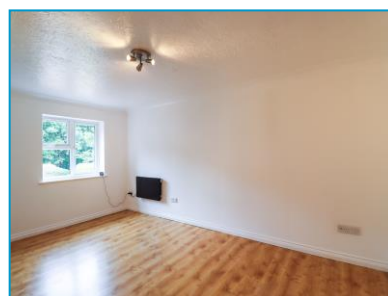
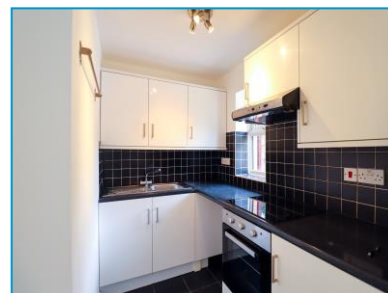




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Wood Green, Basildon



Morgan Brookes believe – This first floor apartment located in a sought after area of Basildon, within easy access to the A127 & A13 and a short drive to Pitsea Mainline Station is perfect for commuters. The property offers a contemporary living/dining room, two bedrooms and a modern interior.

Key Features

- Available From June.
- Two Bedroom, First Floor Apartment.
- Freshly Decorated Throughout.
- Newly Fitted Bathroom In 2023.
- Modern Kitchen & Great-Sized Living Room.
- Off-Street Parking.
- Great Location with Local Woodland.
- Household Income: £29,900.00+ Per Annum Required For Affordability

**Monthly Rental Of
£1,100**

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morganbrookes.co.uk

Wood Green, Basildon

Entrance

Wooden paneled door leading to:

Entrance Hallway

7' 5" x 3' 2" (2.26m x 0.96m)

Storage cupboard, radiator, coving to ceiling incorporating loft access, wood effect flooring, leading to:

Inner Hallway

7' 7" x 3' 2" (2.31m x 0.96m)

Wood effect flooring, doors leading to:

Living/Dining Room

17' 1" x 8' 11" (5.20m x 2.72m)

Double glazed windows to the rear, electric heater, coving to ceiling, arch leading to kitchen.

Kitchen

7' 6" x 4' 10" (2.28m x 1.47m)

Double glazed windows to front aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point electric hob with extractor fan over, fitted oven, space & plumbing appliances, part tiled walls, tiled flooring.

Master Bedroom

12' 2" x 8' 3" (3.71m x 2.51m)

Double glazed window to rear aspect, radiator, coving to ceiling, wood effect flooring.

Second Bedroom

12' 4" x 7' 11" (3.76m x 2.41m)

Double glazed window to rear aspect, radiator, coving to ceiling, wood effect flooring.

Family Bathroom

6' 10" x 5' 4" (2.08m x 1.62m)

Paneled bath incorporating raised shower system over, wash hand basin, low level W/C, part tiled walls, tiled flooring.

Communal Garden

Mainly laid to lawn, tiled seating area, established shrub and flower beds.

Parking

One Allocated Parking Space.

Additional Information

Price: £1,100 PCM

Deposit: £1,269.23

Minimum Tenancy Length: 6 Months

Available From June.



MORGAN BROOKES
Sole Agents for the Property
100 High Street, Basildon, Essex, SSO1 1AA
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www.morganbrookes.co.uk

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Local Authority Information
Basildon Borough Council

01268 755626

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Monthly Rental Of
£1,100

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.