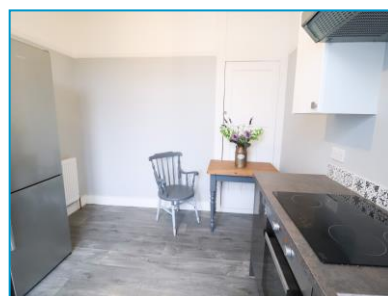




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Ambleside Drive, Southend-On-Sea



Morgan Brookes believe - This beautifully presented room offers a large bedroom in a convenient position in the heart of Southend-on-Sea! The great location offers a short walk to the seafront & a short drive into the city centre where an array of amenities can be found.

Key Features

- House Share Property.
- One Double Bedroom to Let
- Modern Accommodation Throughout.
- Share Of The Kitchen/Dining Area.
- Three Piece Bathroom Suite.
- Popular Southend-on-Sea Location.
- Short Distance to Southend City Centre.

**Monthly Rental Of
£675**

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morganbrookes.co.uk

111 Ambleside Drive, Southend-On-Sea

Front Of Property

New driveway with landscaped garden

Communal Hallway

Radiator, stairs leading to first floor accommodation, wood effect flooring.

Landing

Carpet flooring, doors leading to:

Kitchen

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to rear aspect, a range of base & wall mounted units, roll top surfaces incorporating stainless steel sink & drainer, four point electric hob with extractor fan over, fitted oven, fridge freezer, radiator, wood effect flooring.

Double Bedroom

16' 5" x 11' 2" (5.00m x 3.40m)

Double glazed window to front aspect, feature fireplace, radiator, fitted wardrobe, carpet flooring.

Bathroom

Obscure double glazed window to rear aspect, panelled bath incorporating raised shower system over, shower screen, wash hand basin set in vanity unit, low level W/C, radiator, tiled walls, tile effect flooring.

Additional Information

Rent: £675 Inclusive of Bills

Additional Costs: £25 Contribution to Council Tax.

Deposit: £778.85

Holding Deposit: £155.77

Tenancy Length: Minimum 6 Months

EPC Rating: D

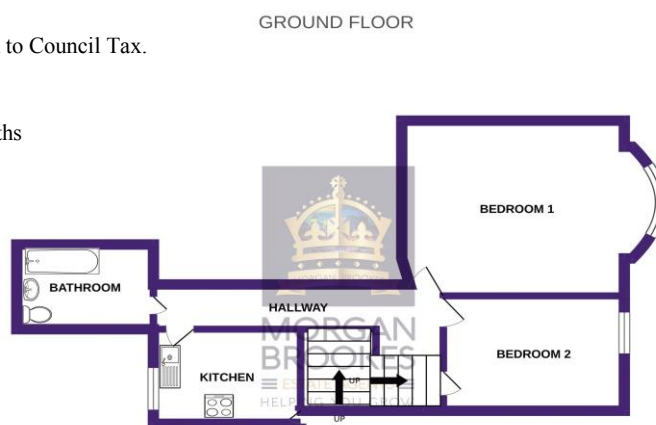
Available from End of July

House Rules

House Rules – Room 1

1. There is no washing machine available; tenants must use a local launderette or make alternative arrangements.
2. Clothes must not be dried on radiators.
3. Additional heaters (including electric or portable heaters) are not permitted.
4. A mattress protector is provided and must be kept on the mattress at all times.
5. Smoking is not permitted inside the property.
6. Overnight guests are not permitted at any time. All guests must leave the premises by 9:00pm.
7. Tenants must keep noise levels low at all times, both day and night.
8. Rooms should be kept clean and tidy; shared areas must be left in good condition.
9. Any damage must be reported immediately and may be chargeable to the tenant.

Please note: The landlord lives in the flat below and has specifically requested that the property remains a quiet, peaceful household. This property is therefore most suited to tenants who prefer this type of occupancy.



Local Authority Information

Southend-on-Sea City Council

Council Tax Band: D

01268 755626

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**Monthly Rental Of
£675**

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.