



**MORGAN  
BROOKES**  
≡ ESTATE AGENTS ≡  
HELPING YOU GROW



## 1 Southend Road, Stanford-Le-Hope



**Morgan Brookes believe** - This well-presented upper floor apartment offers comfortable living with two generously sized bedrooms, a bright and airy living space, and one allocated parking space. Ideally located just 0.2 miles from Stanford-Le-Hope Mainline Station and within close proximity to excellent transport links, this home is perfect for commuters or small families.

### Key Features

- Available Now!
- Two Bedroom Upper Floor Flat.
- One Allocated Parking Space.
- 0.2 Miles to Stanford-Le-Hope Mainline Station.
- Within Close Proximity to Transport Links.
- Household Income: £29,900.00+ Per Annum Required For Affordability.
- Call Morgan Brookes Today.

**Monthly Rental Of  
£1,400**

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

# 1 Southend Road, Stanford-Le-Hope

## Communal Entrance

Door entry intercom, panelled door leading to:

## Communal Hall

Post boxes, stairs leading to:

## Flat Entrance

Wood panelled door leading to:

## Flat Hall

11' 7" nt 3' 0" x 8' 4" nt 3' 0" (3.53m nt 0.91m x 0.91m nt 2.54m)

Door entry intercom, double storage cupboard with electric fuse box, smooth ceiling with smoke alarm, wood effect flooring, door leading to:

## Living Space with Kitchen

16' 7" x 14' 4" (5.05m x 4.37m)

### Living Space:

Double glazed French doors to juliet balcony, radiator, smooth ceiling incorporating down lights, wood effect flooring, opens to:

### Kitchen Area with Breakfast Bar:

Fitted with a range of base & wall mounted units, fitted oven, integrated fridge & freezer, dishwasher, washing machine, roll top work surface incorporating four point electric hob & extractor fan over, stainless steel sink & drainer, breakfast bar, combi boiler in cupboard, smooth ceiling incorporating smoke alarm and carbon monoxide alarm, down lights, wood effect flooring.

## Master Bedroom

15' 11" x 9' 2" (4.85m x 2.79m)

Double glazed panelled door leading to juliet balcony double glazed velux window, radiator, smooth ceiling, carpet flooring.

## Bedroom Two

16' 0" nt 10' 6" x 8' 0" nt 4' 6" (4.87m nt 3.20m x 2.44m 1.37m)

Double glazed panelled door leading to juliet balcony, radiator, smooth ceiling, wood effect flooring.

## Bathroom

9' 0" nt 5' 4" x 5' 5" nt 2' 11" (2.74m nt 1.62m x 1.65m nt 0.89m)

Panelled door, double shower cubical, pedestal hand basin, low level wc, stainless steel towel rail, smooth ceiling incorporating extractor, composite tiles on walls and floor.

## Communal Area to Rear

Allocated parking for One car

## Additional Information

Rent: £1,400.00 PCM

Deposit: £1,615.38

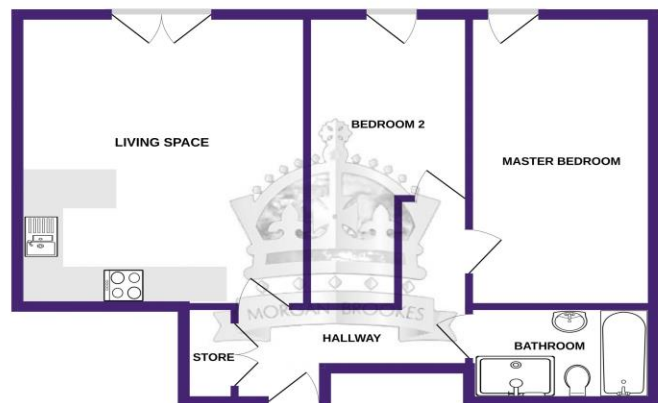
Holding Deposit: £323.08

Tenancy Length: Minimum 6 Months

EPC Rating: B

Available: Now

GROUND FLOOR



MORGAN BROOKES LTD

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, photos and any other form are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and fittings shown here are not intended to be a guarantee as to the actual condition of the property. Made with Morgan 02025

**Local Authority Information**  
**Thurrock Borough Council**  
**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

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**£1,400**

### 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.