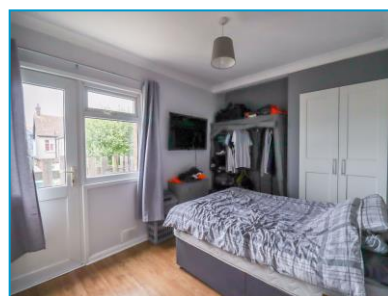
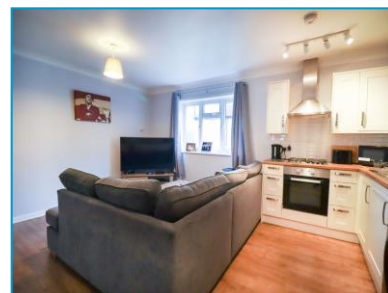




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Meteor Road, Westcliff-On-Sea



**Morgan Brookes believe** - This one bedroom first floor apartment is the ideal size & low maintenance for a single person or couple. Lovely modern kitchen with large open plan living / dining room. Master bedroom leading out to the balcony. Located in the perfect position to enjoy Hamlet Court Road & the seafront with all its restaurants & bars. An easy walk to Westcliff Mainline Station into London Fenchurch Street.

### Key Features

- Available From Beginning of October.
- One Bedroom First Floor Apartment.
- Modern Kitchen & Bathroom.
- Gas Central Heating.
- Off Street Parking
- Close To Hamlet Court Road, Seafront & Westcliff Mainline Station (0.3 miles).
- Household Income: £25,400.00+ Per Annum Required For Affordability

**Monthly Rental Of  
£900**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



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

# Meteor Road, Westcliff-On-Sea

## Entrance

Wooden panelled communal door leading to:

## Communal Hallway

Cupboard housing meters, carpeted floor.

## Bathroom

10' 0" x 5' 3" (3.05m x 1.60m)

Double glazed obscured window to side aspect, panelled bath, shower screen, raised shower system, low level W/C, pedestal hand basin, smooth ceiling.

## Living Area / Kitchen

16' 11" x 13' 1" (5.15m x 3.98m)

Double glazed window to the side aspect, wood effect flooring, smooth ceiling, radiator, roll top work surface incorporating stainless steel sink and drainer, four point gas hob, integrated cooker, extractor.

## Bedroom

13' 3" x 9' 1" (4.04m x 2.77m)

Double glazed window to rear aspect, double glazed door leading to balcony, built in wardrobes, wood effect flooring, radiator, smooth ceiling.

## Balcony

Seating area.

## Front of Property

Off street parking for one vehicle.

## Additional Information

Rent: £900

Deposit: £1,038.46

Holding Deposit: £207.69

Tenancy Length: Minimum 12 Months with 6 Months Break Clause.

EPC Rating: D

Available: From Beginning of October.

GROUND FLOOR



## Local Authority Information

Southend-on-Sea City Council

Council Tax Band: A

01268 755626

morganbrookes.co.uk

Monthly Rental Of  
£900

### 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.