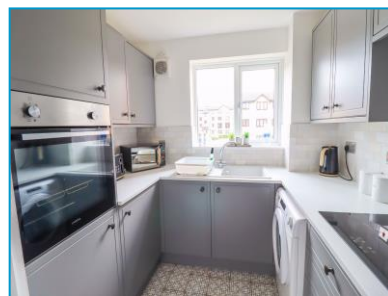




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Waterville Drive, Basildon



Morgan Brookes believe – This beautifully presented two-bedroom first-floor apartment is ideal for commuters and small families, located just 0.7 miles from Pitsea Mainline Station with direct links into London. The property boasts a spacious living room, a modern kitchen and bathroom, and two well-proportioned double bedrooms, including a master with a separate dressing room. Externally, the property benefits from well-maintained communal gardens and communal parking, also being within easy reach of local shops, schools, and leisure facilities.

Key Features

- Two Bedroom First Floor Apartment.
- Available From October.
- Modern Kitchen & Bathroom.
- Well Maintained Communal Gardens.
- Communal Parking.
- 0.7 Miles to Mainline Pitsea Station.
- Household Income: £36,700.00+ Per Annum Required For Affordability.

**Monthly Rental Of
£1,325**

Waterville Drive, Basildon

Entrance

Wooden flooring, storage cupboard, smooth ceiling.

Lounge

19' 1" x 13' 11" (5.81m x 4.24m)

Double glazed window to the rear, smooth ceiling, storage heater.

Kitchen

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed window to the rear, roll top work surface incorporating sink and drainer, tiled flooring, part tiled walls, integrated cooker, induction hob, extractor fan, integrated fridge freezer, smooth ceiling.

Bathroom

8' 0" x 4' 9" (2.44m x 1.45m)

Panelled bath, shower screen, rainforest shower head, low level W/C, hand basin, tiled flooring and walls, smooth ceiling with spot lights.

Master Bedroom

12' 11" x 10' 5" (3.93m x 3.17m)

Double glazed window to the side, storage heater, smooth ceiling.

Dressing Room

7' 9" x 6' 6" (2.36m x 1.98m)

Smooth ceiling.

Second Bedroom

9' 5" x 8' 5" (2.87m x 2.56m)

Double glazed window to the rear, wooden flooring, storage heater, smooth ceiling.

Garden

Well maintained communal gardens.

Parking

Communal parking.

Additional Information

Price - £1,325.00 PCM

Deposit - £1,528.85

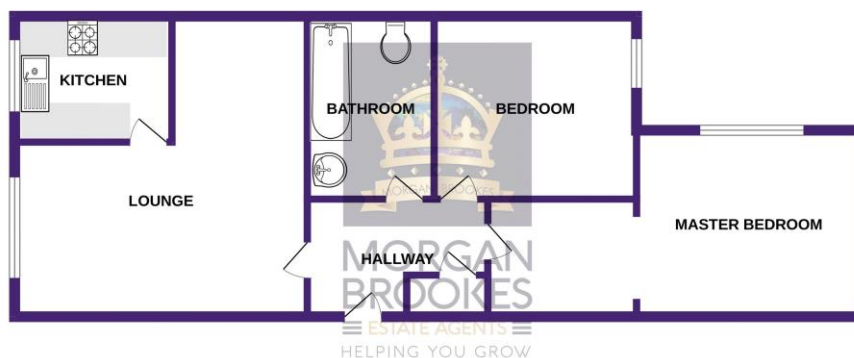
Holding Deposit: £305.77

Tenancy Length: Minimum 6 Months

EPC Rating: C

Available: From October

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information
Basildon Borough Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

Monthly Rental Of
£1,325

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.