



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



St Vincents Road, Westcliff-On-Sea



Morgan Brookes believe - This property is perfectly positioned, this spacious apartment offers the best of convenience and lifestyle, within easy reach of two mainline train stations, close to Southend's charming conservation area, and just a short distance from the Town Centre and college. It's an ideal home for those who value space, accessibility, and a well-connected location. **Our Landlords would love** – Someone who will truly enjoy living here, appreciate the setting, and take pride in keeping the property at its best.

Key Features

- Available in Jan 26
- Ground Floor Apartment
- Two Bedrooms
- Allocated Parking & Communal Gardens
- Central Location
- Within Proximity to Southend Central & Southend Victoria Mainline Stations
- Within Barons Court & St Bernards Catchment
- Call Morgan Brookes Today To Book Your Viewing

**Monthly Rental Of
£1,200**

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morganbrookes.co.uk

St Vincents Road, Westcliff-On-Sea

Entrance

Glazed panelled door leading to communal hallway, carpeted, door to apartment.

Hallway

Cupboard housing electric and gas meter, radiator, carpet flooring, doors leading to:

Living Room

18' 3" x 13' 9" (5.56m x 4.19m)

Bay window to front aspect, radiator, ceiling rose, picture rail, carpet flooring.

Kitchen

9' 5" x 7' 2" (2.87m x 2.18m)

Window to side aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer, four point gas hob with extractor over, fitted electric oven, dishwasher, space and plumbing for appliances, cupboard housing boiler, ceiling incorporating inset down lights, tiled walls, wood effect flooring.

Master Bedroom

15' 11" x 9' 4" (4.85m x 2.84m)

Window to rear aspect, radiator, carpet flooring, door leading to communal garden.

Second Bedroom

8' 6" x 6' 3" (2.59m x 1.90m)

Window to front aspect, radiator, carpet flooring.

Bathroom

Panelled bath with raised shower system over, pedestal wash hand basin, low level W/C, built in storage cupboard, tiled walls, tile effect flooring.

Communal Gardens

Mainly laid to lawn with flower bed borders.

Allocated Parking

Allocated off road parking to the rear.

Additional Information

Price: £1200 PCM

Deposit: £1384.62

Length of Tenancy: Minimum of 6 Months

Available: Now!

Local Authority Information
Southend-on-Sea City Council
Council Tax Band: A

01268 755626

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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.