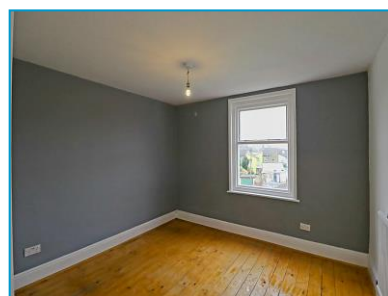




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Park Road, Westcliff-On-Sea



Morgan Brookes believe – Located in the popular Milton Conservation Area, this modern charming one bedroom split level property offers spacious living accommodation and is conveniently positioned within easy reach of transport links, local amenities, Southend Town Centre & The Cliffs Pavilion. The property offers a double bedroom, open plan kitchen / living room & allocated parking to the front of the property.

Key Features

- Available Now
- Beautiful One Bedroom Split-Level Apartment
- Stylish Open Plan Kitchen & Living Area
- Off Street Parking
- Located In Conservation Area.
- Conveniently Located Near Shops, Cafés & Transport Links
- Household Income: £25,400.00+ Per Annum Required For Affordability
- Call Morgan Brookes Today!

**Monthly Rental Of
£950**

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Park Road, Westcliff-On-Sea

Communal Entrance

Wood panelled door to:

Communal Hallway

Stairs to:

Private Entrance

Wood panelled door to:

Split Level Hallway

19' 1" x 5' 10" nt 2"9" (5.81m x 1.78m nt 0.83m)

Stairs, radiator, smooth ceiling, carpet flooring, door to bedroom and bathroom, stairs to upper landing.

Bedroom

11' 6" x 10' 1" (3.50m x 3.07m)

Glazed window to rear aspect, radiator, smooth ceiling, wood effect flooring.

Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

Obscure glazed window to side aspect, panelled bath with raised shower system, low level WC, stainless steel towel rail, cupboard housing combi boiler, smooth ceiling, wood effect flooring.

Upper Landing

5' 9" x 5' 2" (1.75m x 1.57m)

Smooth ceiling, carpet flooring, door to:

Living Space

17' 9" x 11' 11" (5.41m x 3.63m)

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring. Kitchen Area: Fitted with a range of wall and base level units, fitted oven, space and plumbing for appliances, roll top work surface incorporating 4 point electric hob with extractor over, 1 1/2 stainless steel sink and drainer unit, splash back tiling, smooth ceiling, lino flooring

Private Parking

There is private parking to the front of the property.

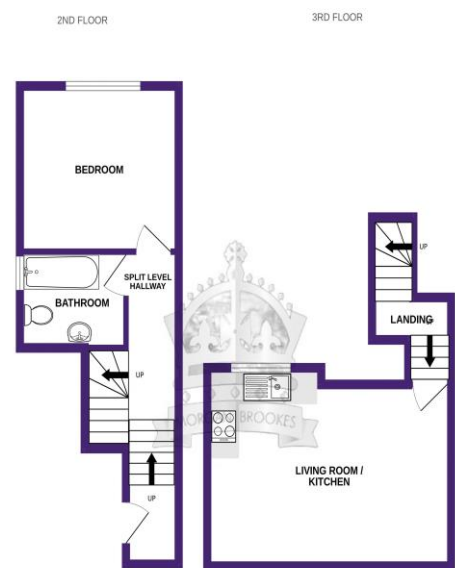
Additional Information

Freeholder : West Leigh Gateway

Managing Agent : Deadman

151 years Remaining Lease

Monthly fees to Managing Agent : £90pcm



MORGAN BROOKES

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, sites and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used for any purpose other than that for which it was prepared. The actual layout of the property may vary from that shown on the plan. Please refer to the actual property for details.

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

01268 755626

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Monthly Rental Of
£950

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.