



## Eastern Esplanade, Canvey Island



Morgan Brookes think - This attractive apartment is in a fabulous position, just a stones throw from the seafront and within walking distance of local amenities.

Our Landlord would like - Professional and reliable tenants who will look after their property and maintain it to a high standard.

### Key Features

- Available Now.
- Video Intercom Entry.
- Ground Floor Apartment.
- Walking Distance to Local Amenities including Cinema, Restaurants & Shop
- One Double Bedroom With Balcony.
- No Pets and Non Smokers Please.
- Allocated Parking Space.

**Monthly Rental Of  
£875**

# Eastern Esplanade, Canvey Island

## Communal Entrance

Entrance door accessed via video entrance system leading to the communal hallway with access to the lift if required, personal door to the apartment.



## Entrance Hallway

Large storage cupboard, radiator, smooth ceiling incorporating spotlights, laminate flooring, camera entry phone system, doors leading to:

## Living Area

**16' 9" x 11' 1" (5.10m x 3.38m)**

Double glazed bay window to rear, radiator, wood effect flooring, smooth finished ceiling.

## Kitchen Area

**7' 8" x 7' 7" (2.34m x 2.31m)**

Fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer four point electric hob with extractor fan above, integral electric oven, space and plumbing for appliances, part tiled walls, smooth ceiling, laminate flooring.

## Bedroom

**16' 10" x 8' 11" (5.13m x 2.72m)**

Double glazed French doors to rear, radiator, coving to smooth finished ceiling, laminate flooring.

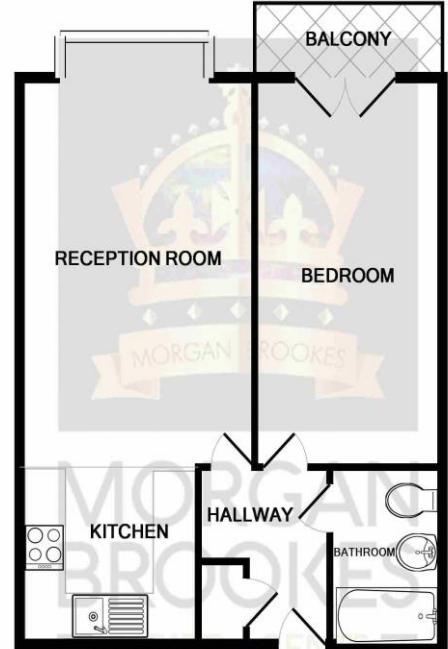
## Bathroom

**7' 8" x 5' 6" (2.34m x 1.68m)**

Three piece white suite comprising panelled bath, vanity wash hand basin, low level WC, radiator, part tiled walls, tile effect flooring, extractor fan, smooth ceiling.

## Balcony

Decked Balcony with Glass surround.



HELPING YOU GROW

MORGAN BROOKES ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Castlepoint Borough Council

Council Tax Band: A

**01268 755626**

**morganbrookes.co.uk**

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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.