

COUNTRYSIDE

ESTATES



Flat 4 Christchurch Court, Southchurch Road, Southend-On-Sea, SS1 2PG

£800 PCM

Offered TO LET is this large, modern and well-presented first floor apartment in Southend, set within easy access to the town centre, shopping facilities, train stations and seafront! The property offers a good size lounge with added bonus of a south facing balcony overlooking gardens, a modern fitted kitchen, generous size double bedroom and white three piece bathroom suite. Available from May!

Flat 4 Christchurch Court, Southchurch Road, Southend-On-Sea, SS1 2PG

/ COUNCIL TAX BAND A

EPC Band C / Council Tax Band A / Full Referencing Required / Available From May / Landlord Licensed /

/ EPC BAND C

/ One Bedroom First Floor Flat

/ Lounge 12'6 x 12'3

/ Kitchen 8'11 x 6'6

/ Large Bedroom 10'11 x 10'10

/ Three Piece Bathroom Suite

/ Communal Gardens

/ Close To Park

/ Available From May

Access to apartment via stair case, with exterior storage cupboard by front door.

Hallway

Built in storage cupboard, radiator, vinyl wood effect flooring, smooth painted grey walls, doors leading to accommodation.

Lounge 12'6 x 12'3

Fitted grey carpet, smooth painted grey walls, radiator, plug sockets and tv point, double glazed sliding patio door providing access to front south facing balcony with iron balustrade and grass effect flooring.

Kitchen 8'11 x 6'6

A modern fitted kitchen with grey gloss wall and base units, white sparkle effect worktop, inset single 1½ bowl stainless steel sink unit, integrated stainless steel electric Lamona hob with matching Lamona oven below and extractor hood over, space and plumbing for washing machine, tiled splash back surrounding, double glazed window to side, vinyl wood effect flooring.

Bedroom 10'11 x 10'10

A generous size double bedroom with double glazed south facing window to front, radiator below, built in wardrobe cupboard, power points and grey fitted carpet.

Bathroom Suite

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W/C, radiator, tiled splashbacks, obscure double glazed window to rear.

Exterior

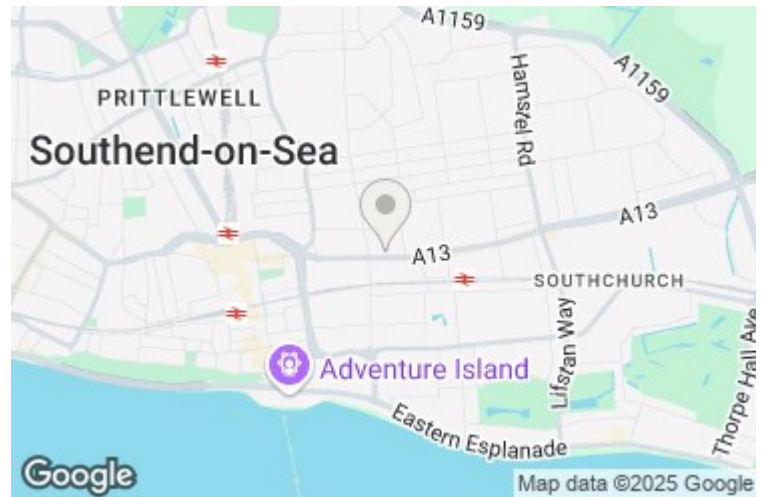
The property is surrounded by grassed gardens.

Excellent Location

- Within walking distance to Southchurch Road amenities
- Christchurch Park behind building
- Southend Seafront - 0.6 miles
- Southend Town Centre & High Street 0.6 miles
- Southend Victoria Train Station (London Liverpool Street Train Line) 0.7 miles
- Southend Central Train Station (London Fenchurch Street Train Line) 0.8 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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