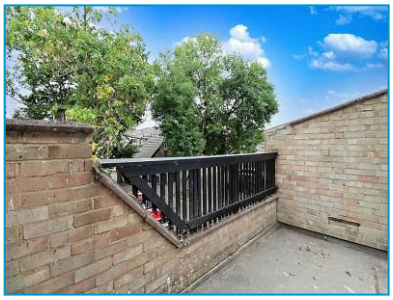
MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Beambridge, Basildon



Morgan Brookes believe - This recently refurbished two-bedroom first floor flat offers modern and comfortable living, featuring a bright open-plan living room and kitchen, two well-proportioned bedrooms, a three-piece bathroom suite and access to a private balcony. Ideally located within walking distance of Pitsea Market and just 1.3 miles from Pitsea Mainline Station, making it a great choice for commuters, couples or small families.

Key Features

- Available Now!
- Recently Refurbished.
- Two Bedroom First Floor Flat.
- Three Piece Bathroom Suite.
- Walking Distance to Pitsea Market.
- 1.3 Miles to Pitsea Mainline Station.
- Household Income: £35,900.00 + PA Required For Affordability.
- Call Morgan Brookes Today!

Monthly Rental Of £1,300

T 01268 755 626 **E** info@morganbrookes.co.uk **A** 105 High St | Benfleet | SS7 1ND

morganbrookes.co.uk

Beambridge, Basildon

Communal Entrance
Single glazed panelled door leading to:

Communal Hall
Stairs leading to:

Private Entrance
Wood panelled door leading to:

Hall
13' 8'' x 6' 8'' (4.16m x 2.03m)
Built in storage cupboard housing combi boiler, radiator, wall-mounted cupboard housing fuse box, wood effect flooring, door leading to:

Living Room / Kitchen
15' 9'' x 12' 5'' (4.80m x 3.78m)
Double glazed window to side aspect, double glazed panelled door leading to balcony, radiator, wood effect flooring, opens to: Kitchen Fitted with a range of base & wall mounted units, bin storage, space for plumbing & appliances, roll top work surfaces including stainless steel sink & drainer.

Balcony
12' 5'' x 5' 7'' (3.78m x 1.70m)
Wooden balcony.

Bedroom One
13' 11'' x 8' 6'' (4.24m x 2.59m)
Double glazed window to side aspect, radiator, coving to ceiling including loft access, wood effect flooring.

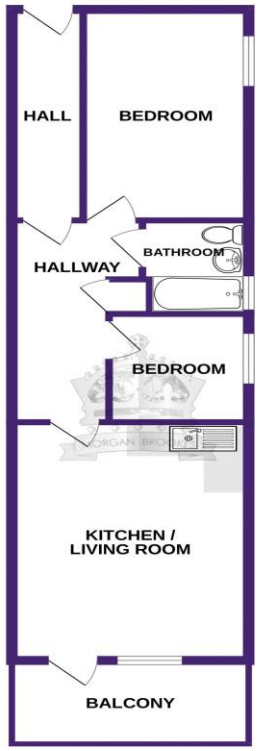
Bedroom Two
7' 2'' x 7' 2'' (2.18m x 2.18m)
Double glazed window to side aspect, radiator, wood effect flooring.

Family Bathroom
6' 2'' x 5' 5'' (1.88m x 1.65m)
Obscure double glazed window side aspect, panelled bath, shower attachment, vanity hand basin, low level WC, stainless steel towel rail, wood effect flooring, coving to ceiling.

Parking
Communal parking bays.

Additional Information
Deposit £1,500.00
Holding Deposit £300.00
Included bills/services: None
Additional Charges: None
Services Connected: Gas, Electricity, Water, Mains Drainage
Heating type: Gas Central Heating
Broadband Availability: Standard / Superfast / Ultrafast available.
Tenancy Type: Assured Periodic Tenancy
EPC Rating: D
Restrictions: No smoking permitted inside the property.

1ST FLOOR



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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: A

Sales | Lettings | Property Management
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.