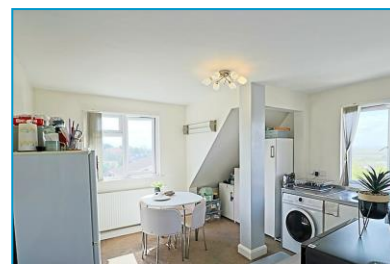
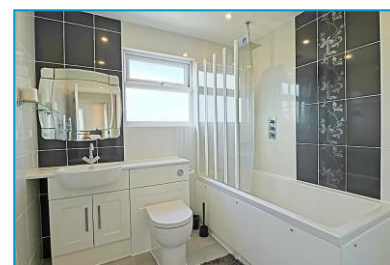




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kings Road, South Benfleet



Morgan Brookes believe - This stunning detached property is located in a sought after South Benfleet position & offers the perfect house share tenancy! The property has been refurbished reflecting a high standard throughout & comprises of a shared modern kitchen with balcony, private three piece bathroom suite, one double bedroom which occupies one half of the whole top floor & is furnished with a double bed, fitted wardrobes & ample storage options. The location offers great amenities within walking distance which can be found at the High Road & Benfleet Mainline Station just under a mile away!

Key Features

- Available Immediately!
- One Double Bedroom to Let.
- Modern Accommodation Throughout.
- Share Of The Reception/Kitchen Area.
- Private Bathroom with Three Piece Suite.
- Share Of Balcony with Beautiful Views.
- Convenient South Benfleet Position.
- Household Income: £17,582.00 + Per Annum Required For Affordability.

**Monthly Rental Of
£690**

Kings Road, South Benfleet

Front Of Property

Driveway providing parking for one vehicle.

Shared Kitchen

12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed windows to front & side aspects, individual fridge to each tenant, shared washing machine, basic kitchen essentials included, part tiled flooring, remainder laid to carpet.

Bedroom One

15' 4" x 11' 7" (4.67m x 3.53m)

Double glazed windows to front & side aspects, fitted wardrobes, double bedframe with mattress, bed side cabinet, chest of draws, radiator, carpet flooring.

Private Bathroom

7' 3" x 7' 3" (2.21m x 2.21m)

Obscure double glazed window to rear aspect, panelled bath incorporating raised shower system over, wash hand basin set in vanity unit, heated towel rail, low level W/C, tiled flooring.

Shared Balcony

Table with chairs, views of Benfleet & surrounding areas, paved flooring.

Additional Information

Deposit £796.15

Holding Deposit £159.23

Included bills/services: All Included

Additional Charges: None

Services Connected: Gas, electricity, Water, Mains Drainage

Heating type: Gas central heating

Tenancy Type: Assured Periodic Tenancy

EPC Rating: C

Restrictions: No smoking permitted inside the property.

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of
£690

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.