

BelleVue

ESTATE AGENTS

One Bedroom, Upper Floor Flat For Rent - **Monthly Rental Of £875**

Guildford Road, Southend-On-Sea, SS2 5AR



KEY FEATURES

- One Bedroom
- First Floor Flat
- Convenient Location
- Close to Shops, Town & Stations
- Double Glazed
- Central Heating
- Private Garden
- Viewing Advised
- Available Now

Description

Recently redecorated, one bedroom first floor flat! Belle Vue are happy to welcome this spacious home to the rental market. Situated in a convenient location close to shops, town centre & Southend Victoria train station, this home offers ample accommodation, whilst complete with a private section of rear garden. Finished with gas central heating and double glazing throughout, early viewings are advised. Available now!

Accommodation

Communal lobby

Accessed via a panelled front door with a further private door and staircase leading to the...

Landing

Turned wood spindle balustrade, built-in storage cupboard and fitted radiator. Doors leading to the...

Lounge 14' 11" x 12' 0" (4.54m x 3.65m)

Double glazed windows to the front elevation, attractive fireplace, fitted radiator and coved ceiling.

Bedroom 9' 2" x 10' 11" (2.79m x 3.32m)

Double glazed window to the rear elevation, fitted radiator and coved ceiling.

Kitchen 8' 9" x 7' 9" (2.66m x 2.36m)

Double glazed window to the side elevation. Selection of fitted base and drawer units with white doors and an integrated oven. Complimentary rolled edge worktops with an inset gas hob and sink. Further selection of matching eye level units, tiled walls and plumbing for a washing machine. Door leading to the...

Shower Room

Double glazed obscure windows to the rear elevation. White suite comprising of a low-level WC, wash hand basin, and a shower cubicle. Fitted radiator and tiled walls.

Garden

Personal area of garden accessed via the side walkway.



Floorpla

FIRST FLOOR



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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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **A**
 EPC rating for this property is: **C**
 Tenure of the property is: **Leasehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.