

One Bedroom Ground Floor Flat For Rent - **Monthly Rental Of £1,200**

**Chapel Road, Shoeburyness, SS3 9WD**



## KEY FEATURES

- Double Bedroom
- Ground Floor Flat
- Excellent Condition
- Off Street Parking
- Garrison Location
- Close to Estuary, Station, Restaurants & Shops
- Fitted Bedroom Furniture
- Central Heating
- A Truly Stunning Flat
- Viewings Available Now!

## Description

Prestigious Garrison Location! One Bedroom, Ground Floor Flat! If you love stunning bright spacious rooms with high ceilings then this one bedroom ground floor apartment is for you! Situated in the highly sought after Shoebury Garrison close to the estuary, train station, restaurants & shopping parade, this generously sized property is sure to impress with it's open plan lounge diner, modern kitchen, sizable bedroom with built in wardrobes and well presented, three piece bathroom. Further benefits include off street parking and central heating. Early viewings are advised!

## Accommodation

### **Communal Entrance Lobby**

Large lobby accessed via a panelled front door with a further private panelled door leading to the...

### **Hallway**

Glazed window to the front elevation. Fitted wood effect laminate flooring, radiator with attractive wooden cover, built-in storage cupboard and plastered ceiling. Panelled doors leading to the...

### **Lounge/Diner** 18' 7" x 11' 8" (5.66m x 3.55m)

Glazed window to the front elevation. Fitted wood effect laminate flooring, radiators and plastered ceiling. Double panelled doors to the rear elevation leading to the...

### **Kitchen** 6' 6" x 11' 8" (1.98m x 3.55m)

Glazed window to the rear elevation. Selection of fitted base and drawer units with an integrated oven. Worktops with an inset sink, hob and tiled splash back. Further selection of matching eye level units with a wall mounted chimney extractor. Tiled floor, plumbing for a washing machine and a plastered ceiling.

### **Bedroom** 12' 0" x 9' 9" (3.65m x 2.97m)

Glazed window to the rear elevation. Selection of fitted wardrobes and drawer units, radiator with a wooden cover and plastered ceiling with recessed spot lighting.

### **Bathroom** 7' 1" x 6' 0" (2.16m x 1.83m)

Modern suite comprising of a WC, pedestal wash hand basin and a panelled bath with a mixer tap and shower head attachment. Tiled walls & floor, heated towel rail and plastered ceiling with recessed spot lighting.

### **Off Street Parking**

Off street parking to the rear of the property for one vehicle

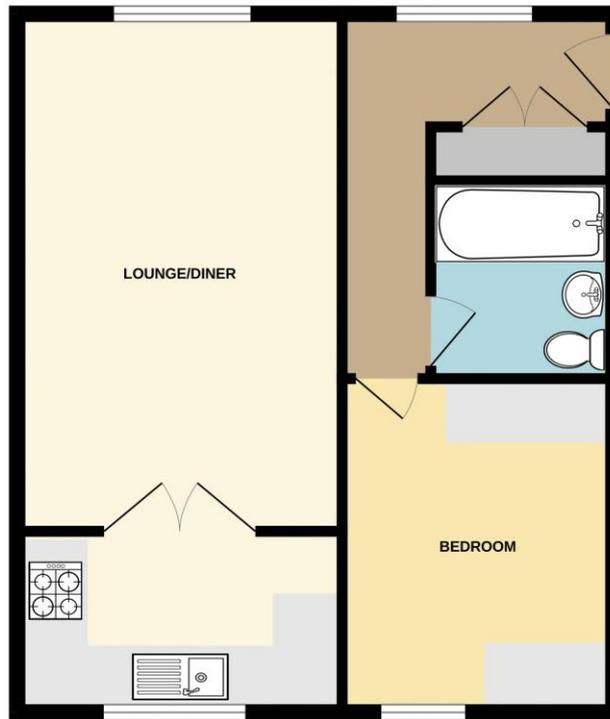
### **Agents Note**

There is a tenant currently in residence. The photos and virtual tour are from a previous listing, however, they are an accurate representation of the properties current condition.





GROUND 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		
55-68	D	68   D	78   C
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**  
 EPC rating for this property is: **D**  
 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.