MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Queens Road, Southend-On-Sea







Morgan Brookes believe - This generously sized apartment is ideally located just 0.2 miles from Southend's mainline stations, offering excellent transport links for commuters. The property is also perfectly positioned for easy access to Southend City Centre.

Key Features

- Available Now!
- First Floor Apartment.
- One Double Bedroom.
- Modern Kitchen.
- Close To Southend Town Centre.
- South East Essex University Complex Nearby.
- 0.2 Miles To Southend Victoria & Southend Central Train Station.

Monthly Rental Of £950

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Communal Entrance
Stairs leading to communal front door, communal hall with carpet stairs leading to first floor, front door to apartment.

Entrance
Doors leading to all rooms, steps up to the bathroom.

Living Room
12' 11" x 11' 9" (3.93m x 3.58m)
Two double glazed windows to front aspect, gas feature fireplace, radiator, carpet flooring.

Kitchen
8' 6" x 7' 11" (2.59m x 2.41m)
Sash window to front aspect, fitted with a range of base and wall mounted units with under unit lights, fitted oven , integrated fridge, integrated washing machine, roll top work surfaces incorporating four point hob with extractor fan over, built in wine rack, cupboard housing boiler, stainless steel sink and drainer, laminate flooring.

Bedroom
11' 9" x 10' 8" (3.58m x 3.25m)
Two double glazed windows to front aspect, radiator, laminate flooring.

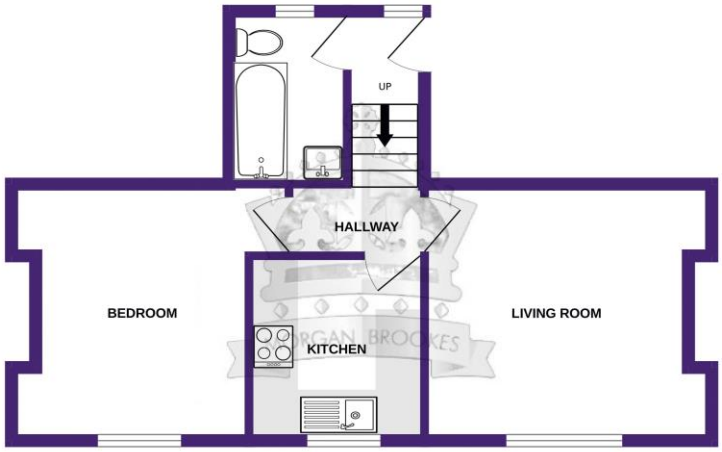
Bathroom
5' 4" x 7' 11" (1.62m x 2.41m)
Obscure double glazed window to rear aspect, panelled bath with shower attachments, pedestal wash hand basin, low level W/C, vinyl flooring.

Parking
Permit Parking for approx. £22.00 more information available via Southend Council's Website for up to date information.

Additional Information
Deposit £1,096.15
Holding Deposit £219.23
Included bills/services: None
Additional Charges: None
Services Connected: Gas, electricity, Water, Mains Drainage
Heating type: Gas central heating
Broadband Availability: Standard / Superfast / Ultrafast
Tenancy Type: Assured Periodic Tenancy
EPC Rating: C
Restrictions: No smoking permitted inside the property.

In accordance with the Estate Agency Act 1979, we would advise that the landlord is associated with Morgan Brookes Estate Agents.

1ST FLOOR



MORGAN BROOKES

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
Southend-on-Sea City 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.