bellevue
YOUR ESTATE AGENT

Two Bedroom, Upper Floor Flat For Rent - **Monthly Rental Of £1,200**

Cumberland Avenue, Southend-On-Sea, SS2 4LG



KEY FEATURES

• Two Double Bedrooms • First Floor Flat • Open Plan Kitchen Lounge • Three Piece Bathroom • Gas Central Heating • Double Glazing • Short Drive from Southend City Center and Seafront • Off Street Parking Via Residents Car Park • Generously Sized • Available Now!

Description

Generously Sized, Two Bedroom Flat! Belle Vue are happy to warmly welcome this apartment to the sales market! Situated within a prime area of Southend, just a short drive from Southend Seafront and City Centre, this property enjoys a quiet location that is local to shops and eateries, as well as Southend Tennis and Leisure centre. Located on the first floor, this property welcomes you into the entrance hallway where you will find access to the three piece bathroom suite, two double bedrooms and open plan kitchen lounge, all complete with gas central heating and double glazing throughout. Ticking all the boxes, this flat comes with access to a residents car park, allowing off street parking. Available Now!

Accommodation

Communal Entrance
Entering via a secure front door, you are welcomed into the communal entrance. From here, there is a further door leading to the residential car park as well as a rising staircase leading to the first floor.

Entrance Hallway
Accessed via a private, wooden front door, you are welcomed into the entrance hallway. With carpet flooring and painted walls, this space is made complete with a fitted radiator and a wall mounted mirror, whilst also benefiting from a built in storage cupboard and a wall mounted intercom system. From here, there are further doors leading to the bedrooms, bathroom and kitchen lounge.

Kitchen Lounge *23' 0" x 9' 11" (7.01m x 3.02m)*

Kitchen
Within the open plan kitchen lounge, there is an area comprised of both eye level and low level storage units that house amenities such as an oven, hob, extractor, sink and plumbing access. Finished with wood effect flooring and painted walls.

Lounge
Within the open plan kitchen lounge, there is a generous living room space. With carpet flooring and painted walls, this space benefits from a fitted radiator as well as a double glazed window towards the rear elevation of the property.

Bedroom One *12' 3" x 15' 5" (3.73m x 4.70m)*
Accessed from the entrance hallway, you are welcomed into the master bedroom. With carpet flooring and painted walls, this room offers ample accommodation that is flowing with plentiful natural light from the double glazed windows towards the rear elevation of the property. Complete with a fitted radiator.

Bedroom Two *11' 11" x 9' 1" (3.63m x 2.77m)*
Accessed via the entrance hallway, there is a secondary bedroom. Finished with carpet flooring and painted walls, this space is complete with a fitted radiator as well as a double glazed window towards the front elevation of the property.

Bathroom *7' 8" x 5' 1" (2.34m x 1.55m)*
Accessed from the entrance hallway, there is a three piece bathroom. Comprised of a low level W/C, paneled bath, wall mounted shower, shower screen and pedestal hand wash basin, this space benefits from a selection of wall mounted mirrors, a fitted radiator and splashback wall tiling. Finished with wood effect flooring and painted walls.

Off Street Parking
This property comes with access to a residential car park that allows for off street parking.







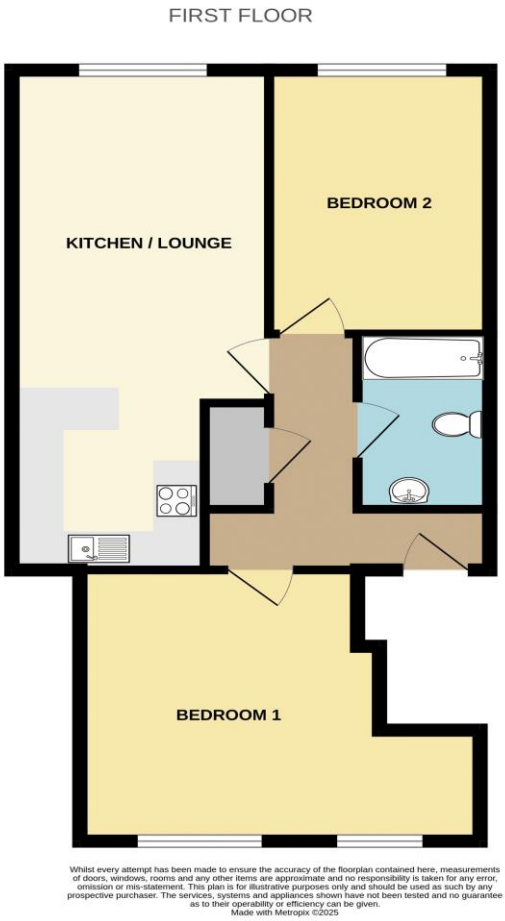




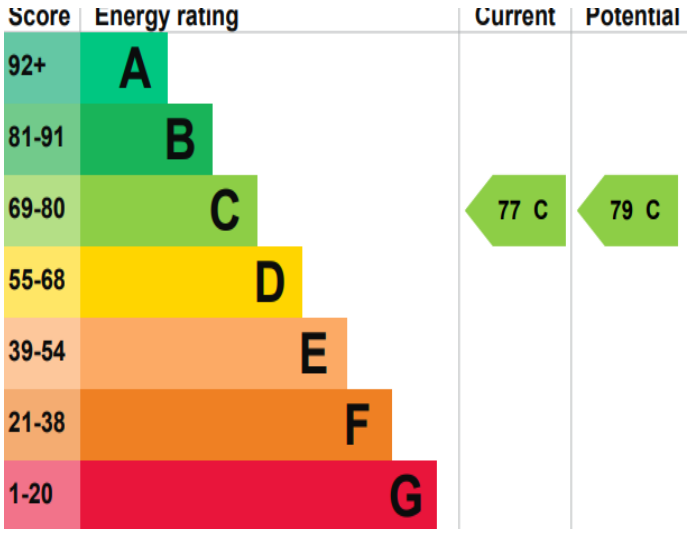





Floorplan



EPC Graph & Additional Information



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

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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.