

Two Bedroom Upper Floor Flat For Rent - **Monthly Rental Of £1,150**

Boscombe Road, Southend-On-Sea, SS2 5JD



KEY FEATURES

- Two Bedrooms
- First Floor Flat
- Private Rear Garden
- Modern Kitchen
- Generously Sized Lounge
- Spacious Shower Room
- Close to Town Center and Popular Travel Links
- Minutes from Shops and Amenities
- Viewings are available now!

Description

Recently Redecorated, Two Bedroom Flat! Backing south in a popular position close to Southend town centre and amenities, Belle Vue are happy to welcome this good sized and appealing first floor flat with access to a private rear garden. Complete with a modern kitchen, spacious shower room and generously sized lounge, this property is finished with gas central heating and double glazing throughout. All whilst in a prime location, just a short walk from shops and popular transport routes, early viewings are advised! NO OFF STREET PARKING.

Accommodation

Entrance Hall

The property has a peronal street door which opens onto stairs leading up to the good sized hallway. This has glazed interior doors, turned wood balustrade, radiator.

Lounge 15' 6" x 11' 8" (4.72m x 3.55m)

Double glazed window to the front, 2 radiators. Feature fireplace (Not to be used).

Kitchen 8' 1" x 7' 3" (2.46m x 2.21m)

Double glazed window to the rear, radiator. Selection of modern base and drawer units with space for a free standing oven. Complimentary rolled edge worktop with inset stainless steel sink and drainer unit. Tiled splashback & tiled floors. Further selection of matching eye level units.

Bedroom One 13' 10" x 10' 3" (4.21m x 3.12m)

Double glazed window to the rear, radiator.

Bedroom Two 8' 9" x 7' 0" (2.66m x 2.13m)

Double glazed window to the front elevation, radiator.

Shower Room 9' 7" x 7' 0" (2.92m x 2.13m)

Obscure double glazed window to the rear, radiator. Fully tiled floors & walls. Modern suite comprising of a low level WC, pedestal hand basin and shower cubical. Large cupboard to the side housing the combination boiler.

Rear Garden

Access via side gate. Own private garden of approximately 60'0. Laid to lawn & shed to remain. Backing south.

AGENTS NOTE

Applicants should be aware that the parking at the front of the property is allocated for the sole use of the ground floor flat. We would therefore clarify that the first floor flat has no off street parking.





Floorplan



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		79 C
55-68	D	65 D	
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**

If **Leasehold**, the remaining lease term is approximately: years.
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



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.