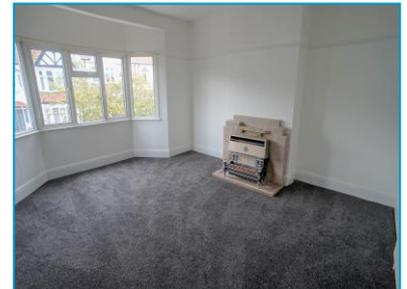




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Leigh Hall Road, Leigh-On-Sea



Morgan Brookes believe - This one bedroom first floor apartment is spacious & tastefully decorated, benefiting from a modern kitchen and bathroom. It's in a perfect location close to Leigh Broadway with its popular restaurants & bars. Don't miss your opportunity to view this property, call Morgan Brookes today.

Key Features

- Available Mid April.
- Attractive Top Floor Apartment.
- Roadside Parking Available.
- Modern Kitchen.
- Gas Central Heating.
- Sort After Leigh-On-Sea Location.
- Household Income: £29,900+ PA Required For Affordability.

**Monthly Rental Of
£1,000**



Leigh Hall Road, Leigh-On-Sea

Communal Entrance

Glass panelled door leading to shared hallway, carpeted floor, door leading to:

Private Hallway

Meters, fuse box, carpeted flooring, stairs leading to first floor landing.

First Floor Landing

11' 1" x 8' 1" (3.38m x 2.46m)

Double glazed window to side aspect, smooth ceiling incorporating loft access, dado rail, carpet flooring, doors leading to:

Living Room

15' 9" x 13' 1" (4.80m x 3.98m)

Double glazed bay window to front aspect, radiator, gas fire, dado rail, carpet flooring.

Kitchen

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to front aspect, fitted with a range of white high gloss base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer, four point electric hob with extractor over, integrated electric oven, space and plumbing for appliances, wall mounted gas boiler, splash back tiling, tile affect flooring.

Master Bedroom

12' 7" x 11' 8" (3.83m x 3.55m)

Double glazed window to rear aspect, feature fire place, radiator, picture rail, carpet flooring.

Family Bathroom

6' 6" x 5' 1" (1.98m x 1.55m)

Double glazed window to rear aspect, panelled bath with raised shower system over, shower screen, pedestal wash hand basin, tiled walls, tile affect flooring.

W/C

6' 5" x 2' 7" (1.95m x 0.79m)

Double glazed window to side aspect, low level W/C, radiator, tile effect flooring.

Additional Information

Rent: £1,000.00 PCM

Deposit: £1,153.85

Holding Deposit: £230.77

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: Mid April

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



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

01268 755626

morganbrookes.co.uk

Monthly Rental Of
£1,000

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.