

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

**South Avenue, Southend-On-Sea, SS2 5JA**



## KEY FEATURES

- Two Bedrooms
- Modern Bathroom
- Bright Family Lounge
- Modern Kitchen Diner
- Generously Sized Rear Garden
- Gas Central Heating
- Double Glazing
- Local to Popular Shops, Eateries and Travel Routes
- Strong Links to London
- Viewings Available Now!

## Description

Ground Floor, One Bedroom Flat! Belle Vue are happy to welcome this ideal property to the rental market. Situated within a highly convenient area of Southend, this property is just a short walk from popular amenities such as shops and eateries, as well as local to highly sought after transport routes such as Southend Victoria Train Station, allowing strong links to London. Boasting a deceptively spacious interior, this property offers a sizable double bedroom, a smaller single room, a modern bathroom and kitchen as well as a bright family lounge and extensive garden space. Complete with gas central heating and double glazing throughout, this property is available now! Early viewings are advised!

## Accommodation

### Communal Entrance

Accessed via a communal front door, you are welcomed into the communal entrance. From here, there is a further private door leading to the ground floor flat.

### Lounge 13' 5" x 11' 10" (4.09m x 3.60m)

Accessed from the private flat front door, you are welcomed into the family lounge. With wood effect flooring and painted walls, this space is equipped with a fitted radiator and a double glazed bay window towards the front elevation. From here, there is a further doorway leading into the hallway.

### Hallway

From the lounge, there is a hallway that leads to the bedrooms, kitchen and bathroom. Complete with wood effect flooring and painted walls, this space benefits from a fitted radiator as well as recessed spot lighting.

### Kitchen Diner 10' 3" x 10' 4" (3.12m x 3.15m)

Accessed from the hallway, there is a modern kitchen diner space. Comprised of both eye level and low level storage units, this area houses amenities such as an electric hob, inset raised oven, extractor and stainless steel sink. Complete with splashback wall tiling, this space benefits from a decorative, exposed brick wall, as well as double glazed window towards the rear elevation with a uPVC door allowing access to the rear garden.

### Bedroom One 11' 11" x 10' 3" (3.63m x 3.12m)

Accessed from the hallway, there is the master bedroom. With carpet flooring and painted walls, this space is complete with a fitted radiator and a double glazed window towards the rear elevation of the property.

### Bedroom Two 9' 9" x 7' 2" (2.97m x 2.18m)

Accessed from the hallway, there is a secondary, 'L' shaped bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator and wall mounted shelving as well as a double glazed window towards the side elevation.

### Bathroom 6' 9" x 7' 0" (2.06m x 2.13m)

Accessed from the hallway, there is a modern, three piece bathroom. With tiled effect flooring and tiled walls, this space is comprised of a paneled bath, wall mounted shower, shower screen, hand wash basin, vanity unit and low level W/C. Additional benefits include a build in storage cupboard and a double glazed, obscured window towards the side elevation.

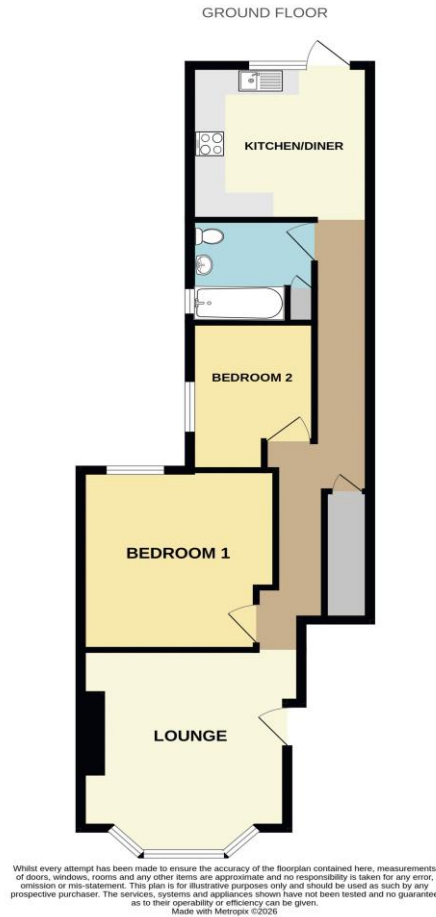
### Rear Garden 50' 6" x 15' 4" (15.38m x 4.67m)

Accessed from the kitchen, there is a generously sized rear garden. With an area of decking to allow for outdoor seating, this space is complete with artificial grass making this area low maintenance and ideal for enjoying time spent outdoors.





## Floorplan



## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **A**  
 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.