

Two Bedroom Ground Floor Flat For Rent - **Monthly Rental Of £1,600**

**Eastern Esplanade, Southend-On-Sea, SS1 2UU**



## KEY FEATURES

- **Modern Seafront Apartment**
- **Ground Floor**
- **Two Bedrooms**
- **Bathroom & En-Suite Facilities**
- **Direct Access to South Facing Courtyard**
- **Secure Off Street Parking**
- **Close to Southchurch Park & C2C Train Station**
- **Prestigious Location**
- **Near to Popular Eateries and Amusement Sites**
- **Available Now!**

## Description

Panoramic Views! This stunning, ground floor contemporary apartment offers the perfect opportunity to enjoy views across the Thames Estuary within the comfort of your living room or by spending the afternoon enjoying the sun in your private south facing courtyard garden. This spectacular two-bedroom property boasts open-plan living, secure off-street parking, a modern bathroom and en-suite shower room. The property is also situated close to Southchurch Park, local eateries and Southend East train station. With a delightfully modern interior and a prestigious location, early viewing is strongly advised. Photos are from a previous listing, however, they are a fair representation of the properties current condition.

## Accommodation

### Communal Entrance Hall

Stairs to upper floors, fire door to inner lobby, with personal door to the...

### Private Hallway

L-shaped, with built in storage and airing cupboards housing gas fired combination central heating boiler, entryphone system, coved ceiling, wood laminate floor. Doors leading to the...

### Lounge/Diner 15' 9" x 14' 0" (4.80m x 4.26m)

Twin double glazed French doors with adjacent windows to the front elevation (South) with excellent views over the Thames Estuary. Doors open to personal courtyard area. Coved ceiling. Wood laminate floor. Open plan to the...

### Kitchen 10' 3" x 9' 5" (3.12m x 2.87m)

Comprehensive range of units with wood veneer doors and drawer fronts, complimentary black granite work surfaces with an inset feature sink. Built in midlevel electric oven. 4 ring gas hob with extractor over. Integrated utilities including fridge, freezer, automatic washing machine and dishwasher. Tiled floor. Coved ceiling.

### Bedroom One 15' 1" x 9' 7" (4.59m x 2.92m)

Double glazed window with sea views to the front elevation, built in double wardrobe, wood laminate floor, coved ceiling. Door leading to the...

### En-Suite Shower Room/WC 4' 10" x 6' 3" (1.47m x 1.90m)

Fully tiled to all walls and floor, white suite comprising hand basin, wc with concealed system, and a good sized shower cubicle, heated towel rail, shaver point, fan extractor.

### Bedroom Two 12' 9" x 8' 6" (3.88m x 2.59m)

Double glazed window with sea views to the front elevation, coved ceiling, wood laminate floor.

### Bathroom 5' 6" x 8' 0" (1.68m x 2.44m)

Fully tiled to walls and floor, white suite comprising hand basin, wc with concealed system, and panelled bath. Heated towel rail. Shaver point. Coved ceiling.

### Courtyard Area

Access via lounge. A private brick paved area extending across the entire width of the flat with space for seating area. Dwarf brick wall and decorative railings to boundaries.

### Off Street Parking

Electric security gates to the car park with allocated parking for one vehicle and additional visitors parking.

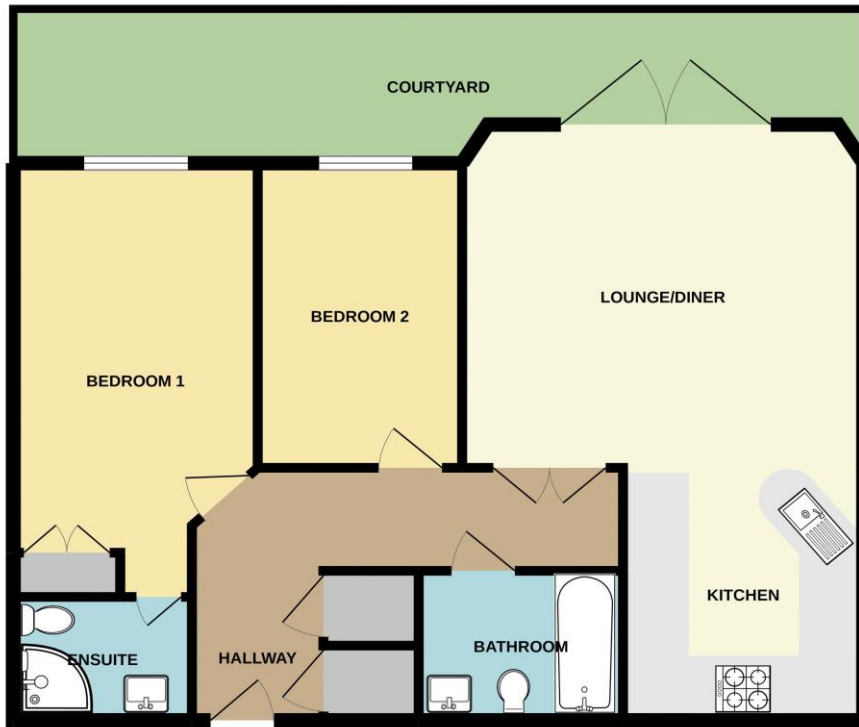
### Agents Note

All furnishings in the photos will be removed prior to a tenancy commencing.





GROUND FLOOR



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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

If **Leasehold**, the remaining lease term is approximately: **180** 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.