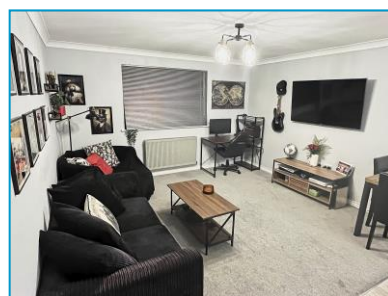
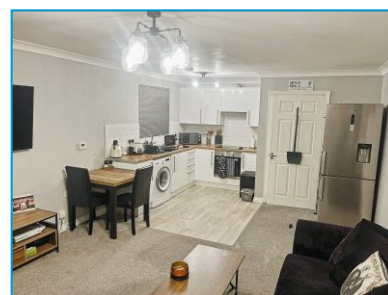




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Haslemere Road, Wickford



Morgan Brookes believes - This impressive first floor apartment, positioned in a sought after area of Wickford is perfect for commuters. Being within close proximity to local amenities and Wickford mainline station; the property boasts an open planned family room, one double bedroom, a bathroom and allocated parking!

Key Features

- Available to Let!
- First Floor Flat.
- One Double Bedroom.
- Open Planned Family Room.
- Off-Street Allocated Parking.
- Desirable Wickford Location.
- Within Close Proximity To Local Amenities.
- Walking Distance To Wickford Mainline Station.
- Household Income: £29,900.00+ Per Annum Required For Affordability

**Monthly Rental Of
£1,100**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Haslemere Road, Wickford

Communal Entrance

Obscure double glazed paneled door leading to:

Communal Entrance Hall

Carpet flooring, stairs leading to:

Entrance

Door leading to:

Entrance Hall

Radiator, smooth ceiling incorporating loft access, wood effect flooring, doors leading to:

Open Planned Family Room

22' 2" x 12' 11" (6.75m x 3.93m)

Living Room- Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring. Kitchen- Fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, induction hob incorporating extractor fan over, integrated oven, space & plumbing for appliances, smooth ceiling, wood effect flooring.

Bathroom

Obscure double glazed window to side aspect, panelled bath, raised shower system, wash hand basin, low level W/C, part tiled walls, smooth ceiling, tile effect flooring.

Bedroom

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to front aspect, radiator, fitted wardrobe, smooth ceiling, carpet flooring.

Front Of Property

One allocated parking space and guest parking.

Additional Information

Deposit £1,269.23

Holding Deposit £253.85

Included bills/services: None

Additional Charges: None

Services Connected: Gas, Electricity, Water, Mains Drainage

Heating type: Gas Central Heating

Broadband Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: C

Restrictions: No smoking permitted inside the property.

GROUND FLOOR



MORGAN BROOKES

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 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.
Made with Metropix ©2023

Local Authority Information

Basildon Borough Council

Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of
£1,100

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.