

One Bedroom Upper Floor Flat For Rent - **Monthly Rental Of £950**

Mellow Purgess Close, Laindon, Basildon SS15 5XT



KEY FEATURES

- **First Floor Flat**
- **Double Bedroom**
- **Recently Redecorated**
- **Double Glazing Throughout**
- **Modern Bathroom**
- **Equipped Kitchen**
- **Gas Central Heating**
- **Bright Lounge**
- **Off Street Parking**
- **Available Now**

Description

One bedroom first floor apartment! Conveniently situated in Laindon, close to Laindon train station, the A127 and amenities, this recently redecorated flat offers a generously sized lounge, equipped kitchen, good sized double bedroom and three piece bathroom. Complete with gas central heating and double glazing throughout, viewings are available now!

Accommodation

Communal Entrance

Outside of the block, there is a rising staircase that leads to the communal hallway, from here you will find the private flat entrance.

Private Flat Entrance Hallway

Accessed via a uPVC front door, you are welcomed into the entrance hallway. With new carpets and fresh paintwork, this space benefits from built in storage as well as a fitted radiator. There are further doors leading to the bedroom, bathroom and lounge.

Lounge 14' 8" x 12' 3" (4.47m x 3.73m)

Double glazed windows to the elevation, fitted radiator below, newly fitted carpets and neutral decor.

Kitchen 9' 2" x 5' 11" (2.79m x 1.80m)

Fitted base and drawer units with worktops, inset stainless steel sink, integrated electric oven, hob and fridge. Further selection of matching eye level units. Neutral decor.

Bathroom 9' 10" x 5' 0" (2.99m x 1.52m)

Modern white suite comprising of low level WC, pedestal hand basin and a panelled bath with shower above. Part tiled walls, heated towel rail and skylight.

Master Bedroom 10' 7" x 10' 5" (3.22m x 3.17m)

Double glazed window to the rear elevation. Fitted radiator, carpet and neutral decor.

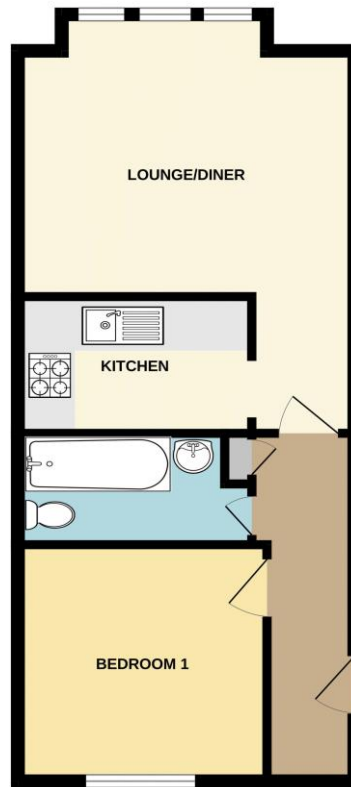
Off Street Parking

Parking to the rear of the property



Floorplan

FIRST 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		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Tax Band for this property is: **A**
 EPC rating for this property is: **E**
 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.