



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Westborough Road, Westcliff-On-Sea



Morgan Brookes believe - This recently refurbished one-bedroom ground floor flat offers modern, comfortable living in a convenient location. Available now, the property benefits from generous room sizes, a bright bay-fronted lounge and a private rear garden. Ideally positioned within walking distance of local amenities and transport links, including just 1.0 mile to Westcliff-On-Sea Mainline Station, it is perfect for commuters and professionals alike.

Key Features

- Available Now!
- One Bedroom Ground Floor Flat
- Recently Refurbished
- 1.0 Miles to Westcliff-On-Sea Mainline Station
- Private Garden
- Walking Distance to Local Amenities and Transport Links
- Household Income: £25,400.00+ Per Annum Required For Affordability
- Call Morgan Brookes Today

**Monthly Rental Of
£950**

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morganbrookes.co.uk

Westborough Road, Westcliff-On-Sea

Front Entrance

Front door leading into communal hallway, carpeted with coving and fuse boards. Private front door leading into the flat.

Living Room

14' 11" into bay x 11' 8" (4.54m into bay x 3.55m)

Front door opens directly into the lounge. Carpeted flooring, skirting boards, coving, radiator, and double-glazed bay window to the front. Door leading through to the kitchen.

Kitchen / Dining Room

12' 4" x 12' 0" (3.76m x 3.65m)

Tiled flooring, radiator, and UPVC half-glazed door with double-glazed side panel providing access to the rear garden. Range of low- and high-level fitted units with roll-top work surfaces. One-and-a-half bowl drainer sink unit with mixer tap and splashback tiling. Integrated oven, electric hob with extractor over, integrated fridge, display wall cupboards. Door leading to internal hallway.

Hallway

Tiled flooring, radiator, coving. Doors leading to bedroom and bathroom.

Bathroom

5' 5" x 5' 11" (1.65m x 1.80m)

Tiled flooring, coving, obscure double-glazed window to side. Low-flush WC, wash hand basin set within vanity unit with splashback tiling. Panelled bath with mixer taps and shower attachment.

Bedroom

10' 10" x 9' 10" (3.30m x 2.99m)

Carpeted flooring, radiator, double-glazed window to side. Door leading to en-suite.

En-Suite

9' 10" x 3' 2" (2.99m x 0.96m)

Tiled flooring, shower cubicle, low-level WC, pedestal wash hand basin, boiler, obscure window to rear.

Garden

29' 7" (9.01m)

Accessed via the kitchen. Mainly hardstanding with rear gate providing access.

Additional Information

Deposit £1096.15

Holding Deposit £219.23

Included bills/services: None

Additional Charges: None

Services Connected: Gas, Electricity, Water, Mains Drainage

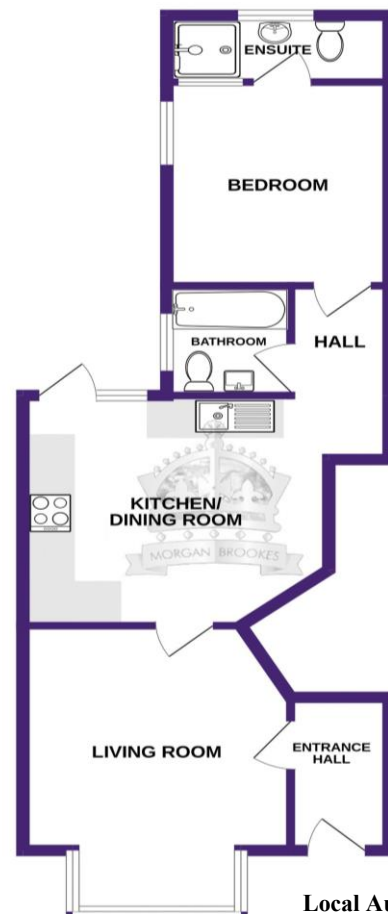
Heating type: Gas Central Heating

Broadband Availability: Standard / Superfast / Ultrafast

Tenancy Type: Assured Periodic Tenancy

EPC Rating: C

Restrictions: No smoking permitted inside the property.



Local Authority Information

Southend-on-Sea City Council

Council Tax Band: A

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

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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.