



Vincent Court, London Road, Westcliff  
£1,450 PCM

home.



# Apartment 8

## Vincent Court

853 London Road  
SS0 9SZ



- Modern Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen With Balcony
- Fabulous Views Over Chalkwell Park & The Estuary
- Secure Gated Parking With CCTV Cameras & One Allocated Parking Space
- Open Reach Ultrafast Broadband Available If Required

### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033



Home Estate Agents are privileged to offer for rental this modern two bedroom apartment in new build block with lift access to the apartment. The accommodation comprises: lounge/kitchen with balcony to front, large master bedroom with en-suite, second bedroom to the rear and bathroom. The property boasts fabulous views over Chalkwell park and the estuary beyond and benefits from secure gated parking.

The property is conveniently located within walking distance of Chalkwell Station for the C2C service to London Fenchurch Street.

This apartment is perfectly positioned for main bus routes with a direct link to Southend Victoria Station for trains to Liverpool Street. Southend City Airport is easily accessible.

Within easy walking distance to Leigh Broadway with its array of bars, restaurants and boutiques.







#### Entrance Hall

Secure entryphone system, radiator.

#### Open Plan Living/Kitchen

20'4 X 13'1

Sliding double glazed doors to the front offering fabulous views over Chalkwell park and the estuary beyond, radiator, tv point. Range of base and eye level units, stainless steel sink unit, four ring electric hob with extractor above and oven below, integrated fridge/freezer and integrated washer/dryer.



#### Bedroom One

11'0 x 10'0

Double glazed window to front with views over Chalkwell park and the estuary, radiator, tv point,

#### En-Suite

Suite comprising corner shower unit, low level wc, sink with cupboard below, heated towel rail, mirrored glass cabinet, extractor.



### Bedroom Two

9'0 x 8'0

Double glazed window to rear, radiator.

### Bathroom

6'0 x 6'0

Suite comprising bath with shower above, sink unit with cupboard below, low level wc, heated towel rail, extractor.

2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.

### Agents Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June





## Property Details

2 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: B  
Tenure:  
Council Tax Band: C

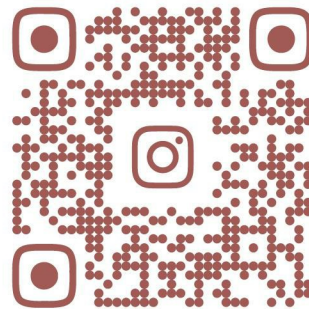
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# home.



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[homeofleigh.com](http://homeofleigh.com)

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