

Two Bedroom Ground Floor Flat For Rent - **Monthly Rental Of £750**

**Victoria Road, Southend-On-Sea, SS1 2TQ**



## KEY FEATURES

- Ground Floor Flat
- Two Bedrooms
- Recently Repainted and New Carpets Fitted
- Three Piece Shower Room
- Open Plan Lounge Kitchen Diner
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Minutes From Southend Seafront
- Available Now

## Description

Two Bedroom Flat! Minutes from the seafront! Belle Vue are excited to welcome this recently redecorated property to the rental market. Boasting newly fitted carpets, with allocated parking, this home offers two bedrooms, an open plan kitchen, lounge diner and three piece shower room within a popular small development. Benefiting from gas central heating and double glazing, this ground floor apartment is guaranteed to impress! Early viewings are available now!

## Accommodation

### Communal Hallway

A double glazed door (With adjacent entryphone) opens to the communal hallway. The door to the apartment is the second on the left.

### Entrance Hall

Built in cloaks/storage cupboard, radiator.

### Lounge/Kitchen Area 22' 10" x 11' 0" (6.95m x 3.35m)

Lounge Area: Double glazed windows to rear, two radiators, fitted cupboard housing gas fired combination central heating boiler, open plan to... Kitchen Area: Range of fitted units with light wood veneer doors and drawer fronts, complimentary rolled edge work surfaces, splash tiling, plumbing for automatic washing machine, new freestanding electric cooker with new extractor fan unit over.

### Bedroom One 14' 3" x 8' 9" (4.34m x 2.66m)

Double glazed windows to rear, radiator.

### Bedroom Two 11' 0" x 6' 9" (3.35m x 2.06m)

Double glazed windows to rear, radiator.

### Wet Room

Fully tiled to all walls. White suite comprising low level wc and hand basin, chrome pumped shower unit, radiator, automatic extractor fan.

### Allocated Parking

The property has a nearby allocated parking space in the residents car park at the rear of the flat.





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		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**  
 EPC rating for this property is: **C**  
 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.