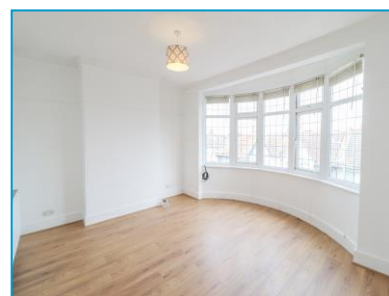
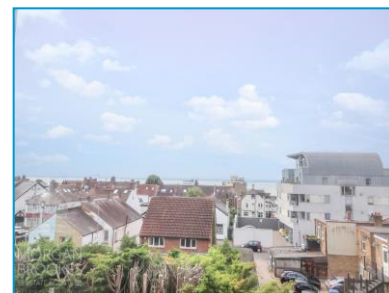




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Leigh Road, Leigh-On-Sea



Morgan Brookes believe - This second floor apartment is perfectly located in the heart of fashionable Leigh-on-Sea. Bright & spacious with one bedroom, modern kitchen & large living area, it won't be available for very long! Within walking distance of the Broadway, Chalkwell Mainline Station & Leigh Old Town. Call Morgan Brookes today to arrange your viewing.

Key Features

- Available Now.
- Large Second Floor Apartment.
- One Double Bedroom.
- Popular Leigh on Sea Location.
- Modern throughout.
- Estuary Views.
- Gas Central Heating.
- 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

Leigh Road, Leigh-On-Sea

Communal Entrance Hall

Stairs leading to:

Second Floor Landing

Further stairs leading to roof space with private door leading to:

Entrance Hallway

Double glazed window to side aspect, laminate flooring, built in storage cupboard, radiator.

Living Room

15' 4" x 14' 6" (4.67m x 4.42m)

Double glazed lead light bay window to front, coving to ceiling, radiator.

Kitchen

12' 0" x 9' 6" (3.65m x 2.89m)

Double glazed window to rear, fitted with a range of base and wall mounted units, fitted oven and grill, roll top work surfaces incorporating stainless sink and drainer, four point gas hob, space and plumbing for appliances, wall mounted boiler, radiator, laminate flooring.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

Double glazed window to rear with Estuary views, radiator.

Bathroom

Panelled bath with raised shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail.

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

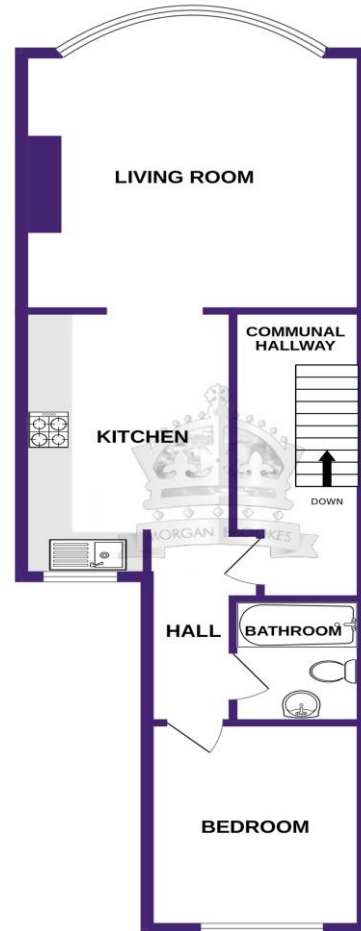
Broadband Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: D

Restrictions: No smoking permitted inside the property.

SECOND FLOOR



MORGAN BROOKES LTD

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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Local Authority Information

Southend-on-Sea City Council

Council Tax Band: A

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.