



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Arabis Place, Basildon



Morgan Brookes think - This spacious, bright and airy property will make an ideal family home and is conveniently positioned within walking distance to Laindon mainline train station as well as local schools and shops.

Our Landlord would like - Reliable tenants that are looking for a long term rental and will look after and maintain their property to a high standard.

Key Features

- Available For Rent From 9th November.
- Three Great Size Bedrooms.
- Spacious Living Room.
- Large Kitchen / Diner.
- Ground Floor Cloakroom.
- Fully Double Glazed.
- Gas Central Heating.
- Walking Distance to Laindon Mainline Train Station.
- No Pets & Non Smokers Please.

**Monthly Rental Of
£1,700**

Arabis Place, Basildon

Entrance

Double glazed panelled door leading to porch, door leading to:

Entrance Hallway

Stairs leading to first floor accommodation, storage cupboard, doors leading to:

Kitchen / Diner

17' 9" x 14' 9" (5.41m x 4.49m)

Double glazed window to front aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating sink and drainer, four point gas hob with extractor over, fitted electric over, wall mounted boiler, space and plumbing for appliances, smooth ceiling incorporating inset down lights, splash back tiled walls, tiled flooring, double glazed patio doors leading to garden, door leading to:

Living Room

20' 5" x 11' 8" (6.22m x 3.55m)

Double glazed windows to rear and side aspect, radiator, carpet flooring.

Ground Floor Cloakroom

Double glazed window to front aspect, wash hand basin, low level W/C.

First Floor Landing

Double glazed window to rear aspect, double storage cupboard, doors leading to:

Master Bedroom

14' 10" x 9' 0" (4.52m x 2.74m)

Double glazed windows to front and rear aspects, radiator, smooth ceiling incorporating inset down lights, carpet flooring.

Second Bedroom

14' 10" x 9' 0" (4.52m x 2.74m)

Double glazed windows to front and side aspects, radiator, built in storage cupboard, carpet flooring.

Third Bedroom

9' 0" x 8' 9" (2.74m x 2.66m)

Double glazed window to rear aspect, radiator, carpet flooring.

Shower Room

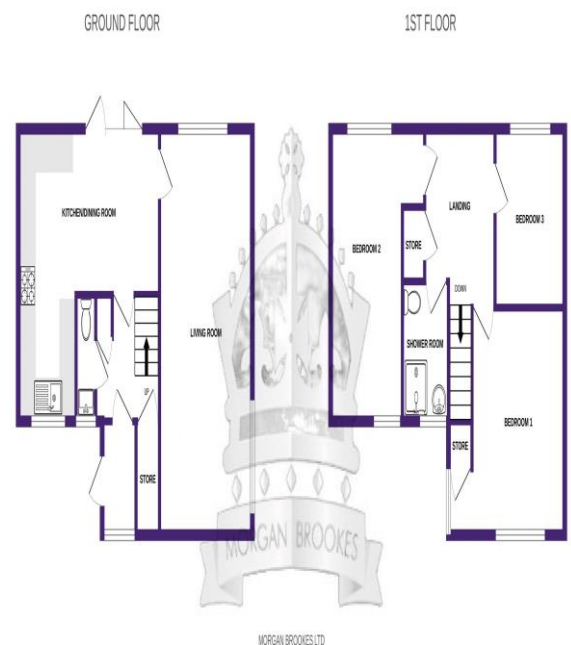
Shower cubicle, wash hand basin, low level W/C.

Garden

Paved seating area from property, raised planting area with established plants and shrubs, remained laid to lawn with established tree and plant borders.

Front Of Property

Storage cupboard.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectagon iCAD

Local Authority Information
Basildon Borough Council

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.