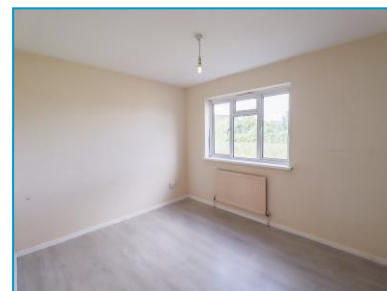




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Church Parade, Canvey Island



Morgan Brookes believe - This well maintained two bedroom ground floor apartment is perfect for families looking in the Canvey Island area. This apartment benefits from a communal garden, two double bedrooms, and a great sized living/dining area with plenty of local schools to choose from and within walking distance to multiple transport links.

Key Features

- Available Now!
- Ground Floor Apartment.
- Two Double Bedrooms.
- Three-Piece Family Bathroom.
- Close To Canvey Town Centre & Sea Front.
- Within Walking distance to Local Amenities & Transport Links.
- Off Street Parking.
- Call Morgan Brookes Today.

**Monthly Rental Of
£1,100**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Church Parade, Canvey Island

Communal Entrance

Wooden panelled door leading to:

Communal Hallway

Wooden panelled door leading to:

Entrance Hallway

Carpet Flooring, textured ceiling, radiator, security entry phone, four storage cupboards, one housing water tank, door leading to:

Family Bathroom.

6' 8" x 5' 5" (2.03m x 1.65m)

Obscure double glazed window to front aspect, wood effect flooring, low level W/C, vanity sink, panelled bath incorporating raised shower system over

Bedroom 1

12' 1" x 9' 8" (3.68m x 2.94m)

Wood effect flooring, radiator, double glazed window to rear aspect, textured ceiling.

Bedroom 2

9' 8" x 7' 6" (2.94m x 2.28m)

Wood effect flooring, radiator, Double glazed window to rear aspect.

Kitchen

8' 7" x 8' 1" (2.61m x 2.46m)

Wood effect flooring, doubled glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surface incorporating stainless steel sink & drainer, space for plumbing and appliances, splash back tiling, boiler.

Living Room / Dining Room

17' 11" x 8' 3" (5.46m x 2.51m)

Carpet flooring, radiator, double glazed window to front and rear aspects, textured roof, double glazed door leading to garden.

Additional information

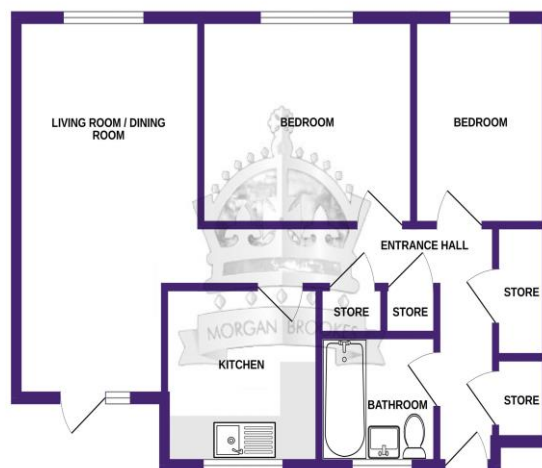
Price: £1100 PCM

Deposit: £1269.23

Length of Tenancy: Minimum 6 Months.

Available Now!

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



MORGAN BROOKES

TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.

Local Authority Information

Castle Point Borough Council

Council Tax Band:

01268 755626

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**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.