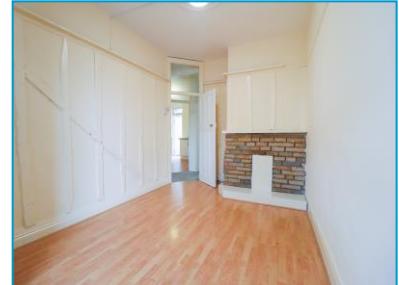




## Ronald Park Avenue, Westcliff-On-Sea



**Morgan Brookes believe** – This ground floor apartment is positioned in a central location, close to local shops, amenities, Southend University Hospital & easy transport links. Take a stroll to Chalkwell Park or a short drive to the seaside, there is something for everyone! The landlords have refurbished this property throughout for the lucky new tenant!

### Key Features

- Superb Ground Floor Flat.
- Available to Let Now.
- Two Great Sized Bedrooms.
- Living Room with Feature Fireplace.
- Spacious Kitchen.
- Private Rear Garden.
- Household Income: £31,400.00 + PA Required For Affordability

**Monthly Rental Of  
£1,150**

# Ronald Park Avenue, Westcliff-On-Sea

## Entrance

Double glazed wooden panelled door leading to:

## Living Room

**15' 11" x 9' 8" (4.85m x 2.94m)**

Double glazed window to the front, radiator, wood effect flooring, feature fireplace.

GROUND FLOOR

## Kitchen

**11' 8" x 9' 8" (3.55m x 2.94m)**

Door leading to the garden, laminate flooring, base level units, roll top work surfaces incorporating stainless steel sink and drainer, cooker, fridge freezer, radiator.

## Master Bedroom

**14' 4" x 9' 8" (4.37m x 2.94m)**

Double glazed window to front aspect, radiator, storage cupboard, feature fireplace, carpet flooring.

## Second Bedroom

**9' 11" x 9' 8" (3.02m x 2.94m)**

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

## Bathroom

Double glazed obscured windows to the sides and rear, panelled bath, hand basin, low level W/C, airing cupboard, radiator, laminate flooring, washing machine.

## Rear Garden

Approx 40ft rear garden, shingle area, mainly laid to lawn, shed to remain.

## Additional Information

Rent: £1,150 PCM

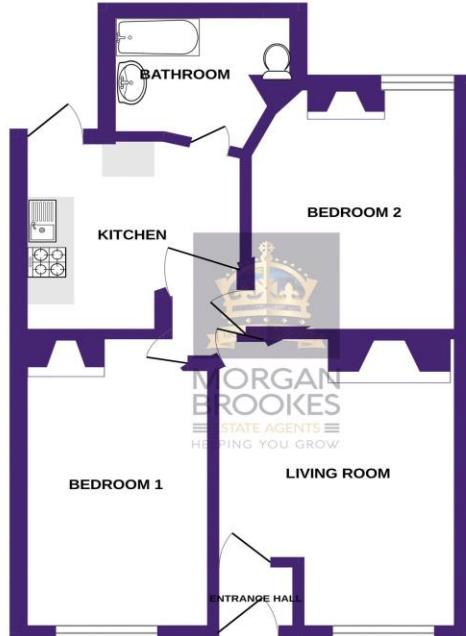
Deposit: £1,326.92

Holding Deposit: £265.38

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: Now



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. These plans are for guidance 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.  
Made with Metropix 6.0202

## Local Authority Information

**Southend-on-Sea City Council**

**Council Tax Band: A**

**01268 755626**

**[morganbrookes.co.uk](http://morganbrookes.co.uk)**

**Monthly Rental Of  
£1,150**

## 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.