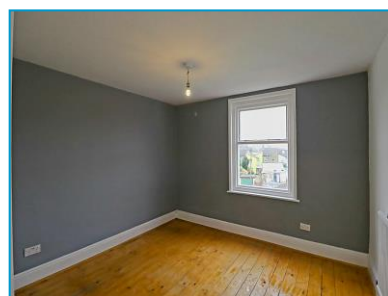




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Park Road, Westcliff-On-Sea



**Morgan Brookes believes** - Located in the popular Milton Conservation Area, this modern charming one bedroom split level property offers spacious living accommodation and is conveniently located within easy reach of transport links, local amenities, Southend Town Centre & The Cliffs Pavilion. The property offers a double bedroom, open plan kitchen / living room & allocated parking to the front of the property.

### Key Features

- Available Now
- Beautiful One Bedroom Split-Level Apartment
- Stylish Open Plan Kitchen & Living Area
- Off Street Parking
- Located in Conservation Area
- Conveniently Located Near Shops, Cafés & Transport Links
- Household Income: £25,400.00+ Per Annum Required For Affordability

**Monthly Rental Of  
£950**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



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

# Park Road, Westcliff-On-Sea

## Communal Entrance

Wood panelled door to:

## Communal Hallway

Stairs to:

## Private Entrance

Wood panelled door to:

## Split Level Hallway

19' 1" x 5' 10" nt 2"9' (5.81m x 1.78m nt 0.83m)

Stairs, radiator, smooth ceiling, carpet flooring, door to bedroom and bathroom, stairs to upper landing.

## Bedroom

11' 6" x 10' 1" (3.50m x 3.07m)

Glazed window to rear aspect, radiator, smooth ceiling, wood effect flooring.

## Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

Obscure glazed window to side aspect, panelled bath with raised shower system, low level WC, stainless steel towel rail, cupboard housing combi boiler, smooth ceiling, wood effect flooring.

## Upper Landing

5' 9" x 5' 2" (1.75m x 1.57m)

Smooth ceiling, carpet flooring, door to:

## Living Space

17' 9" x 11' 11" (5.41m x 3.63m)

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring. Kitchen Area: Fitted with a range of wall and base level units, fitted oven, space and plumbing for appliances, roll top work surface incorporating 4 point electric hob with extractor over, 1 1/2 stainless steel sink and drainer unit, splash back tiling, smooth ceiling, lino flooring

## Private Parking

There is private parking to the front of the property.

## Additional Information

Rent: £950

Deposit: £1,096.15

Holding Deposit: £219.23

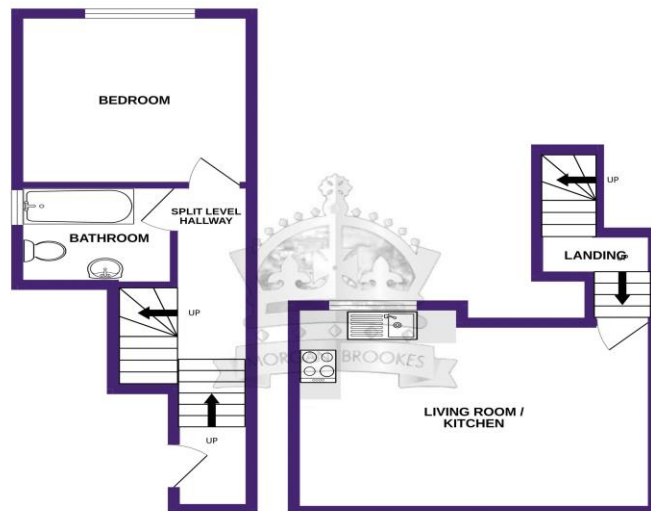
Tenancy Length: Minimum 6 Months

EPC Rating: E

Available: Now

2ND FLOOR

3RD FLOOR



MORGAN BROOKES

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 guidance 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. Made with Metaplan 6/2014

## Local Authority Information

Southend-on-Sea City Council

Council Tax Band: A

01268 755626

morganbrookes.co.uk

Monthly Rental Of  
£950

### 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.