





## Lower Southend Road, Wickford

Ideally situated in a cul-de-sac position, adjacent to Wickford town centre and within 0.3 miles of the mainline train station, WN Properties offer for long term rent this stylish and contemporary converted apartment. This property features underfloor heating, triple glazed windows and a high specification bathroom as well as fitted kitchen with appliances. With security entry-phone access and an optional parking space at an additional cost. The apartment offers an ideal home for a professional worker. Available immediately, unfurnished. EPC C.

**01277 225191**lettings@wnproperties.co.uk







# £950.00 pcm

Council Tax Band B



Reception/Kitchen 15' 11" x 9' 3" (4.85m x 2.82m)

Benefitting from triple glazed window(s), underfloor heating and wood effect flooring. Kitchen appliances to include 4 ring ceramic hob, single electric oven with cooker hood, integrated fridge/freezer and washer/dryer.

Bedroom 9' 9" x 8' 10" (2.97m x 2.69m) Double glazed window(s). Wood effect flooring.

#### **Shower Room**

White suite comprising back to wall WC, vanity unit housing wash hand basin with drawer beneath and spacious walk-in shower featuring fully tiled surround with rain shower head and separate hand held shower. Tiled floor. extractor fan. Fitted wall mirror.

#### Agent notes

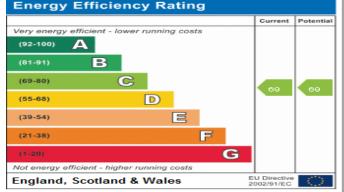
The property to come unfurnished and to include a parking space to the rear at an additional cost















### **HOLDING DEPOSIT**

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.