



Ground Flat: Rochford

Monthly £750

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

One bedroom ground floor flat situated in the town of Rochford.

Photos taken for previous letting.

DETAILS

LOCATION

The flat is situated in Sandon Close within the town of Rochford. It is approximately 0.6 miles from Rochford railway station by road, providing a direct link to London Liverpool Street in under one hour.

The property is also circa 2.2 miles by road to London Southend Airport, which provides flights to mainland Europe.

THE PROPERTY

The property is situated on the ground floor and comprises a kitchen, bathroom, reception room and one good sized bedroom.

Entrance hallway leading to:-

Lounge - 4.68m x 2.08m - Laminate floor, radiator, window to front, doorway through to

Bedroom - 2.9m x 1.82m - Laminate floor, radiator, window to front

Kitchen - 2.2m x 1.82m - Laminate floor, oven, hob, window to front

Bathroom - laminate floor, w.c., wash hand basin and a bath with shower over

The property benefits from electric storage heaters and off-road communal parking for 1 car

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water, foul drainage and electricity are connected.

COUNCIL TAX BAND

The property is assessed as Council Tax Band A.

EPC

The property is classed as Band C.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit amounting to 5 weeks rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

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