



**HAIR & SON**  
THE ESTATE OFFICE

## Maldon Road

SOUTHEND-ON-SEA, SS2 5AY

- TWO BEDROOMS
- LOUNGE
- MODERN KITCHEN
- SHOWER ROOM

## £700 pcm

A TWO BEDROOM ground floor flat with shower room and own section of rear garden. Modern kitchen. Radiator heating. UPVC double glazing. Available immediately. No pets. No smokers. Working applicants only. No top ups. Call to arrange a viewing now.





Approached by side entrance. Wooden street door with obscured glazed inserts leading into

**HALLWAY:**

L shaped hallway. With picture rail. Smoke alarm. Single radiator. Under-stairs storage. Power point. Thermostat heating control.

**KITCHEN**

9' 11" x 8' 02" (3.02m x 2.49m) Double glazed white UPVC windows to side and rear. Wall mounted gas boiler. Picture rail. White ground and wall mounted units with contrasting work tops. White tiling. Power points. Free standing electric oven. Space for automatic washing machine. Single bowl, single drainer stainless steel sink with mixer tap and cupboard underneath. Radiator and telephone point.

**CLOAKROOM**

Obscure white double glazed UPVC window to side. Extractor fan. White two piece suite, consisting of low flush W.C and a pedestal hand wash basin. White tiling.



Radiator. Vinyl flooring.

### **LOUNGE**

14'2" into bay reducing to 11'10" x 9'5" (4.32m into bay, reducing to 3.61m x 2.87m) White UPVC double glazed square bay window to front. Picture rail. Obscured double glaze white UPVC picture window to side. Double grill radiator. Power point. Television and telephone point.

### **BEDROOM**

12' 05" x 9' 02" (3.78m x 2.79m) White UPVC double glazed windows to rear. Picture rail. Double radiator. Power points.

### **BEDROOM (2)**

7' 01" x 8' 08" (2.16m x 2.64m) White UPVC double glazed to rear. Picture rail. Radiator. Power point.

### **SHOWER ROOM**

Enclosed with triton shower. White tiling and vinyl. Extractor fan.

### **GARDEN**

Own section. Laid to lawn with privacy fencing.



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

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