



WESTBOROUGH ROAD, ESSEX, SS0  
**£1,100 PER MONTH UNFURNISHED**

## MODERN TWO BEDROOM GROUND FLOOR FLAT IN WESTCLIFF-ON-SEA

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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**DESCRIPTION:**

Winkworth are delighted to offer for rent this two-bedroom ground floor flat located ideally for London Road A13 and providing easy access to Westcliff C2C trainline.

The apartment has been NEWLY PAINTED throughout and benefits from direct access to a private garden. With its own front door, the flat offers a spacious front room, two good sized bedrooms, a modern kitchen with oven & gas hob, and bathroom with bath tub and overhead shower.

Ideally situated close to convenience shops, Aldi superstore and within easy reach of the beautiful Chalkwell Park's green spaces. Walking distance to Southend University Hospital and

with easy access to local primary and secondary schools. Offered vacant and ready for immediate occupation.

Agents Notes: -

Council Tax Band – B – Southend Borough Council

Floor Area - 613 ft 2 / 57 m 2

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Standard 11 Mbps

- Superfast 86 Mbps
- Ultrafast 1800 Mbps

Mobile Signal Coverage

- EE Likely
- Vodafone Limited
- Three Likely
- O2 Limited

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin No





GROUND FLOOR



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 illustrative 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.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £1,269.23**

**Holding Deposit: 1 week**

**Council Tax Band: B**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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