



4 Christchurch Court, Southchurch Road, Southend SS1 2PG

1 bedroom flat / £700 pm / t. 01702 555888

amos

Offered to let is this large well-presented first floor apartment in Southend within easy access to the town centre, shopping facilities, train stations and seafront. The property offers a lounge with a south facing balcony, a modern fitted kitchen, **double bedroom** and modern three piece bathroom suite. Available November.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Highlights

- / One Bedroom First Floor Flat**
- / Lounge 12'6 x 12'3**
- / Kitchen 8'11 x 6'6**
- / Bedroom 10'11 x 10'10**
- / Three Piece Bathroom Suite**
- / Communal Gardens**
- / Close To Park**
- / Available November**

Access to apartment via stair case, with exterior storage cupboard by front door.

**Hallway **

Built in storage cupboard, radiator, vinyl wood effect flooring, smooth painted grey walls, doors leading to accommodation.

**Lounge **

12'6 x 12'3

Vinyl flooring, smooth painted grey walls, radiator, plug sockets and tv point, double glazed sliding patio door providing access to front south facing balcony with iron balustrade and grass effect flooring.

**Kitchen **

8'11 x 6'6

A modern fitted kitchen with grey gloss wall and base units, white sparkle effect worktop, inset single 1½ bowl stainless steel sink unit, integrated stainless steel electric Lamona hob with matching Lamona oven below and extractor hood over, space and plumbing for washing machine, tiled splash back surrounding, double glazed window to side, vinyl wood effect flooring.

**Bedroom **

10'11 x 10'10

A generous size double bedroom with double glazed south facing window to front, radiator below, built in wardrobe cupboard, power points and a new carpet to be installed.

**Bathroom **

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W/C, radiator, tiled splashbacks, obscure double glazed window to rear.



Exterior \

The property is surrounded by grassed gardens.

Location \

Within walking distance to Southchurch Road amenities
Christchurch Park behind building
Southend Seafront - 0.6 miles
Southend Town Centre & High Street 0.6 miles
Southend Victoria Train Station (London Liverpool Street
Train Line) 0.7 miles
Southend Central Train Station (London Fenchurch Street
Train Line) 0.8 miles

**EPC Band C / Full Referencing Required / Available
November / With Some Refurbishment Taking Place /**



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