



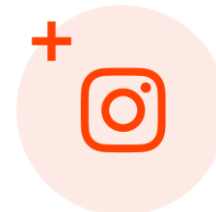
Flat 4 Viscount House, 97a Rochford Road, Southend SS2 6SR

1 bedroom ground floor flat / £750 pcm / t. 01702 555888



Amos Estates are proud to present this first floor **one bedroom** apartment within this recently built development in an excellent location. Comprising of an open plan lounge with modern kitchen, four piece luxury bathroom suite, double bedroom and off street parking. Available January.

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Highlights

- / One Bedroom Ground Floor Flat**
- / Open Plan Lounge/Modern Kitchen 17'08 x 10'6**
- / Bedroom 13'10 x 10'08**
- / Bathroom 7'09 x 6'09**
- / Residents Parking**
- / EPC Band B**
- / Available January**

**Location **

Situated on Rochford Road within half a mile of London Southend airport, the airport retail park and within walking distance to the train station offering trains into London Liverpool Street. Also within very easy reach of the A127 for London or Southend.

**Open Plan Lounge/Modern Kitchen **

17'08 x 10'6

Double glazed patio doors with floor to ceiling side panels, laminate flooring, radiator, power points. Open plan to kitchen with modern high gloss light grey units to eye and base level, black work tops, stainless steel sink and drainer unit, space and plumbing for washing machine, built in electric oven with electric hob and extractor hood over, power points, part tiled walls, laminate flooring.

**Bedroom **

13'10 x 10'08

A generous size double bedroom with double glazed window, laminate flooring, power points and wall mounted radiator.

**Bathroom **

7'09 x 6'09

A luxury four piece bathroom suite with fully tiled white walls, corner shower unit, panelled bath, wash basin with cupboard under, low level WC, tiled flooring, wall mounted towel radiator.

Also featuring off street residents parking, bin store, bike shed and communal gardens.

Available January / Full Referencing Required / No Pets Allowed / EPC Band B /



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