



10 Viscount House, 97a Rochford Road, Southend SS2 6SR
2 bed second floor flat / £850 pcm / t. 01702 555888



Amos Estates are proud to present this **two bedroom** second floor apartment within this recently built development in an excellent location. Comprising of an open plan lounge with modern kitchen, three piece luxury bathroom suite, two bedrooms and off street parking. Available mid July.

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Highlights

/ Porch 5'06 x 3'02

/ Lounge 14'0 x 12'08

/ Kitchen 12'07 x 9'03

/ Landing 6'04 x 6'0

/ Bedroom One 10'0 x 9'04

/ Bedroom Two 12'08 x 6'09

/ Bathroom 6'04 x 6'01

/ Garage & Off Street Parking

/ Available Early May



**Lounge/Kitchen **

20'0 x 10'0

A generous size lounge with double glazed patio doors with floor to ceiling side panels allowing access to balcony overlooking the front of the building. 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.

**Master Bedroom **

15'0 x 8'09

Double glazed patio doors with access to balcony, laminate flooring, power points, radiator.

**Bedroom Two **

12'04 x 7'03

Double glazed window, power points, laminate flooring, power points.

**Bathroom **

7'0 x 5'06

Fully tiled 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 Mid July \ Full Referencing Required \ No Pets Allowed \ EPC Band B **



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