



2 Viscount House, 97a Rochford Road, Southend SS2 6SR
2 bed ground floor flat / £875 pcm / t. 01702 555888



Amos Estates are proud to present this **two bedroom** ground 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 with en-suite to master and off street parking. Available August.

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Highlights

- / Two Bedroom Ground Floor Flat**
- / Lounge/Kitchen 22'0 x 10'0 With Patio Doors**
- / Master Bedroom 15'0 x 8'09 With Build In Wardrobes**
- / En-Suite To Master**
- / Bedroom Two 13'06 x 6'11**
- / Luxury Three Piece Bathroom Suite 5'0 x 6'0**
- / Communal Parking**
- / EPC Band B**
- / Available August**

**Lounge/Kitchen **

22'0 x 10'0

With double glazed patio doors to garden, laminate flooring, power points, radiator. Open plan to kitchen area with double glazed window to side, grey high gloss units to base and eye level, square edge work surface, inset stainless steel sink and drainer unit, integrated cooker and hob with extractor over, space and plumbing for washing machine, power points, laminate flooring.

**Master Bedroom **

15'0 x 8'09

With double glazed window, laminate flooring, built in wardrobes, power points, radiator, door to:

**En-Suite Shower Room **

Low level WC, wash basin with cupboard under, corner shower cubicle, tiled walls, tiled flooring, wall mounted towel radiator.

**Bedroom Two **

13'06 x 6'11

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

**Luxury Three Piece Bathroom Suite **

5'0 x 6'0

Low level WC, wash basin with cupboard under, panelled bath, tiled walls, tiled flooring, wall mounted towel radiator.

**Outside **

Externally there is off street residents parking, bin store, bike shed and communal gardens.

**Available August \ Full Referencing Required \ No Pets \ EPC Band B **





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