



BRITISH  
PROPERTY  
AWARDS

2020 - 2021  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2017  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Trinity Road, Southend on Sea

**BEAUTIFULL APARTMENT:** Castle Estate Agents are pleased to offer FOR RENT this 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT set on this quiet road within walking distance to LOCAL SHOPS, BARS, RESTAURANTS, ALL BUS ROUTES, SEA FRONT and STATION, this property has many benefits including OWN REAR GARDEN.

- 2 Double bedrooms
- Newly painted throughout
- Own rear garden
- Lounge/Diner
- Walk to local shops
- First floor apartment
- New carpets throughout
- Gas central heating
- Walk to Station
- Walk to bus routes

**£1100 pcm**

## Front aspect

Small front garden leading to own double glazed door with frosted glass insets to hallway and stairs leading to landing:

## Landing

with new carpets, newly painted, radiator, power points, doors to all rooms:

## Lounge/Diner 23' by 10' 9" (7m 1cm by 3m 28cm), (I)

2 x Radiators, power points, double glazed windows to rear aspect, radiator, tv point, power points, new carpets, newly painted.

## Kitchen 8' 9" by 5' 2" (2m 67cm by 1m 57cm), (I)

Double glazed window to side aspect, eye level and base level units, stainless steel sink with single drainer with mixer taps, spaces for various machines, power points, new lino, newly painted, radiator, door to stairs leading to rear aspect.

## Bedroom 1 11' 10" by 10' 4" (3m 61cm by 3m 15cm), (I)

2 x Double glazed windows to front aspect, picture rail, radiator, feature fire place, new carpets, newly painted.

## Bedroom 2 10' 2" by 10' 4" (3m 10cm by 3m 15cm), (I)

Double glazed window to front aspect, picture rail, radiator, power points, new carpets, newly painted, storage cupboard.

## Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin and panel enclosed bath, new lino flooring, newly painted, radiator, tiled splash backs and 2 x double glazed frosted window to the side aspect and fitted blinds, extractor fan, cupboard housing wall mounted boiler.

## Rear garden

Approx 60ft, mainly laid to lawn, gated rear access, hard standing patio, 2 x wood sheds, outside tap.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	76
England & Wales	EU Directive 2002/91/EC	



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# FIRST 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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