



Apartment: Rochford

Monthly £1,050

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Four bedroom apartment set in grounds of approximately 3.5 acres in Rochford, Essex.

DETAILS

SITUATION

The property is a four bedroom first and second floor apartment situated within the historic Winters complex, which comprises three apartments over three floors. Winters is located down a private driveway off Stambridge Road, situated west of the town of Rochford and south west of the village of Stambridge. The property overlooks the grounds to the south and is surrounded by farmland to the north.

The property is approximately 1.6 miles by road from Rochford railway station, providing a direct link to London Liverpool Street in under one hour. London Southend Airport is circa 2.7 miles by road from the property, which provides flights to mainland Europe.

The property is located within close proximity of several public footpaths for rural walks across the local countryside and along the River Roach,

providing an alternative route to the railway station.

THE PROPERTY

The apartment is located on the first and second floor of Winters. The first floor comprises a kitchen, living room, dining room, two bedrooms and a bathroom with a W.C., handbasin and a bath with a shower over. The second floor comprises two bedrooms both benefitting from walk-in storage areas.

The apartment benefits from oil fired central heating and double glazing. The property also has access to shared grounds of approximately 3.5 acres, which are laid to lawn. Off road parking is available.

The property benefits from mains water and electricity and a private sewerage system.

OTHER

No pets will be permitted at the property.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the Landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A two month

deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. There will be a charge of £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

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