



## Flat: Little Waking

Monthly £825

### RAYLEIGH OFFICE

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

**01268 783377**

This newly built two bedroom first floor flat is now available to move into. With 360' rural views and off road parking this first floor flat is ideal for a single person or couple. This has been put back onto the market due to an applicant pulling out.

### DETAILS

#### LOCATION

Little Waking is in a hamlet in the rural parish of Barling. It is located approximately 3.7 miles northeast of Southend-on-Sea and is 18 miles southeast from the county town of Chelmsford. The village is in the district of Rochford and in the parliamentary constituency of Rochford & Southend East.

London Southend Airport is approximately 9.7 miles away from the property and Thorpe Bay Railway Station is approximately 2.8 miles which provides mainland trains to London Liverpool Street.

#### THE PROPERTY

The accommodation comprises:

### *First Floor*

- Bedroom One:(3.4m x 2.2m) Newly fitted brown carpet and magnolia walls.
- Bedroom Two: (4.2m x 2.9m) Newly fitted brown carpet, magnolia walls and a Juliet Balcony overlooking the garden.
- Bathroom: Wood flooring, cream tiled walls, white basin, bath with electric shower and W.C.
- Kitchen / living room: (7.2m x 5.2m) The living room area has newly fitted brown carpet and magnolia walls. The kitchen area has cushioned flooring and white wall tiles. There is a built in oven and space for washing machine and fridge/freezer. The units are white with a black worktop and are all brand new.

### **EXTERNALLY**

- Off road parking
- A small section of the garden will be sectioned off for a seating area.

The landlord does not allow pets or children at this property.

## **LEGAL**

### **NOTICE**

Whirlledge & 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. Whirlledge & 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 Whirlledge & 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.

### **EPC**

The property is classed as Band D.

### **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 Â£150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

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&Nott**

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