



## Ground Flat: Rochford

Monthly £725

### CHELMSFORD OFFICE

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

**01245 231123**

One bedroom ground floor flat situated in the town of Rochford.

Photos are from previous letting as the flat currently being refurbished  
with new kitchen, carpets and newly decorated.

### DETAILS

#### SITUATION:

The property is situated at Lesney Gardens within the town of Rochford. The property is approximately 0.6 miles from Rochford railway station by road, providing a direct link to London Liverpool Street in under one hour.

The property is also circa 2.2 miles by road to London Southend Airport, which provides flights to mainland Europe.

#### THE PROPERTY:

The property is situated on the ground floor and comprises a kitchen, bathroom, reception room and one bedroom. The bathroom contains a w.c., wash hand basin and a bath with a shower over.

The property benefits from electric storage heaters, off road parking and double glazing throughout.

No white goods are included.

## **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, sewage and electricity are connected.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band B.

### **EPC**

The property is classed as Band E.

### **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A five week 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 Whirlledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

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