



BARRETT
—ESTATES—

**217 Royston Avenue, Southend-
On-Sea, Essex, SS2 4BT**
£1,750 per month



- Three Bedrooms (2 Doubles)
- Good Size Lounge
- Separate Dining Room
- Spacious Kitchen with Oven & Hob
- Bathroom / wc with Shower

- Large Rear Garden
- Gas Central Heating
- Deposit - £2,019.23
- Available End September

Step inside this spacious 3 bedroom end terraced home situated in this popular and convenient location close to all local amenities.

The home benefits from 3 bedrooms (2 Doubles), a good size lounge, separate dining room, spacious kitchen and a large rear garden. Available End September. Call now to arrange your viewing and avoid disappointment.

Council Tax Band – B

Floor Area - 914 ft 2 / 85 m 2

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas Central heating

Broadband

- Basic 12 Mbps
- Superfast 51 Mbps
- Ultrafast 5500 Mbps

Mobile Signal Coverage

- EE Good
- Vodafone Average
- Three Good
- O2 Average

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin Yes

Flood Risk – Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.