



**BARRETT**  
—ESTATES—

**Flat 42, Priory Court, Roots Hall  
Drive, Southend-on-Sea, Essex,  
SS2 6HL**  
£975 per month



- 1 Double Bedroom
- Good Size Lounge
- Well Fitted Kitchen with Appliances
- Modern Bathroom / W.C with Shower
- Electric Heating

- Close Proximity to Prittlewell & Southend Victoria Stations
- New carpets
- Recently re-decorated
- Parking Space
- Deposit - £1125

Take a look inside this modern one bedroom first floor apartment, situated close to all local amenities. Within walking distance of both Southend Victoria & Prittlewell station. This property is offered in first class condition and benefits from new carpets, freshly decorated, a modern kitchen with appliances, a lovely bathroom and its own allocated parking space. Call now to arrange your viewing and avoid disappointment.

Available early-mid August.

Local Authority - Southend-on-sea  
Council Tax - Band: B

Electricity Supply – Mains standard  
Gas Supply – No Gas  
Water Supply – Mains standard  
Sewerage – Mains standard  
Heating – Electric heating

Conservation Area - No  
Flood Risk - No Risk

Floor Area - 419 ft 2 / 39 m 2

Mobile coverage

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

Broadband

Basic - 17 Mbps  
Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability

BT - Yes  
Sky - Yes  
Virgin - Yes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Barrett Estates - Rayleigh

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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.