

# 1st Call

## SALES AND LETTINGS



Shaftesbury Avenue, Southend On Sea, SS1 3AL

**£1,300 PCM**



Available from 7th July 2025 is this two bedroom ground floor flat. The property is presented in good decorative order throughout and has been recently decorated and had new carpets fitted. The property benefits from a newly fitted kitchen off street parking a large own rear garden and is located conveniently within walking distance of Eastern Esplanade with its array of marine activities, the ever popular Southchurch Park and Southend East & Thorpe Bay Train Stations are both within walking distance of the property. Keys held for accompanied viewings.

Tenants Criteria:

Annual Income Required - £39,000 per annum.

Accepted Forms of Income - Salary and/or Pensions

- Ground Floor Flat
- Lounge
- Bathroom
- Part Double Glazed
- Large Rear Garden
- Two Bedroom
- Newly Fitted Kitchen-Diner
- Gas Central Heating
- Off Street Parking
- Available from 7th July 2025



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