

# 1st Call

## SALES AND LETTINGS



Ambleside Drive, Southend On Sea, SS1 2UT

**£1,300 PCM**



Available from 18th September 2025 is this spacious and beautifully presented two bedroom ground floor flat really does tick all the boxes and simply has to be internally viewed to be appreciated. With a bright front lounge and two double bedrooms the property further benefits from a modern fitted kitchen with integrated appliances and a beautifully appointed bathroom. With its own rear garden and off street parking the property is situated in a great location being within easy access of Southend East rail station, Southchurch Hall Gardens as well as the seafront and city centre.

#### Tenant Criteria:

- Annual Income Required - £37,500 per annum.
- Accepted Forms of Income - Salary, Pensions, Child Tax Credit, Child Benefits

- Spacious Ground Floor Flat
- 14'10" Lounge
- Modern Bathroom
- Double Glazed Throughout
- Off Street Parking
- Two Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Gas Central Heating
- Own Rear Garden
- Available from 18th September 2025

