



# TO LET

## Boscombe Road, Southend-On-Sea SS2 5JD

£1,000 PCM Deposit Required - £1,153 Council Tax Band - B

- One Bedroom
- Ground Floor Flat
- Access To A Garden
- Good Size Living Room
- Two Reception Rooms
- Separate W/C & Bathroom
- Links To Southend & Surrounding Areas
- Has Central Heating (n/t)
- Double Glazed Throughout
- Call Now To Arrange A Viewing

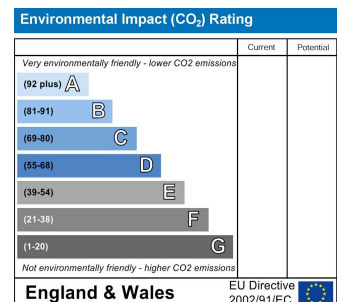
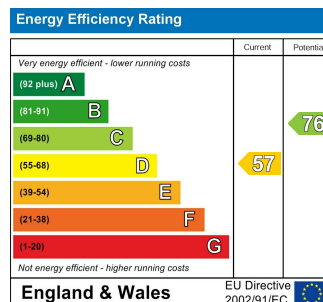
**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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# Description

Welcome to this charming ground floor flat located on Boscombe Road in the heart of Southend-on-Sea. This property boasts a good sized bedroom, ideal for a small family or as a comfortable space for a couple and two reception rooms. The flat features a well-maintained bathroom with separate w/c. Spanning 710 sq ft, this property offers a comfortable living space with a layout that maximises functionality and comfort. Situated in Central Southchurch, this flat is just a short stroll away from the

vibrant Southend town centre. Enjoy the convenience of having shops, restaurants, and entertainment options right at your doorstep. Additionally, the great travel links in the area make commuting a breeze, whether you're heading to work or exploring the beautiful surroundings. Contact us today to arrange a viewing and experience the best of Southend-on-Sea.



**AGENTS NOTES:** Appointment Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMENT ESTATES ONLY**