



# TO LET

## Victoria Avenue, Southend-On-Sea SS2 6DQ

£1,350 PCM Deposit Required - £1,269 Council Tax Band - C

- Brand New Development
- Ultra Modern Spec
- Lift Access To All Floors
- Permit Parking
- Bicycle Storage
- Private Balcony For Every Apartment
- Integrated Appliances
- Close to All Local Amenities
- Stones Throw from Southend Victoria Station

**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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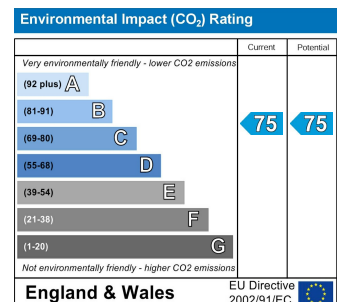
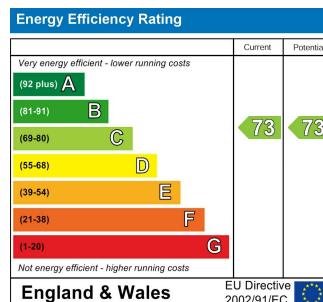
# Description

Two DOUBLE bedroom fifth floor front aspect LUXURY apartment with PRIVATE BALCONY in central Southend on Sea. Permit parking. Modern fitted kitchens with integrated appliances. Laminate flooring to Hallway, Kitchen, Dining & Living areas. Modern fitted bathroom with heated towel rail & shower over bath.

This tree lined Avenue benefits from an array of amenities close by including bars/shops/restaurants. The apartments include one allocated parking space per apartment, bicycle storage and also benefits from CCTV video entry system & lift access to all floors.

Southend Victoria Station is situated 0.2 miles (0.3 km) from the property providing regular and direct services to London Liverpool Street with a quickest journey time of 58 minutes. Southend Central Station is located to the south providing direct services to London Fenchurch Street with a quickest journey time of 51 minutes. London Southend Airport is located 1.5 miles (2.4 km) to the north of the town centre.

Call our lettings team to arrange an accompanied viewing.



**AGENTS NOTES:** Apptomoor 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 APPOINTMOOR ESTATES ONLY**