



TO LET

Hamlet Court Road, Westcliff-on-Sea SS0 7LX

£1,200 PCM Deposit Required - £1,384 Council Tax Band - B

- White Goods Included
- New Build
- Close To Westcliff Station
- Close To Local Amenities
- Large Double Bedroom
- Large Living Area
- Secluded Courtyard With Side Access
- Great Natural Lighting
- Energy Efficient
- Ultra Modern Kitchen And Bathroom

Appointmoor Rental
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Description

Welcome to this stunning new build property located on Hamlet Court Road in Westcliff-on-Sea. This ultra-modern house boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day.

Large bedroom, offering ample space. The property features a beautifully designed bathroom, ideal for unwinding in a luxurious setting.

The newly built house is designed with great attention to detail, showcasing top-notch features, fixtures, and fittings throughout. The court yard adds a touch of tranquillity, providing a private outdoor space

to enjoy a morning coffee or evening glass of wine.

Don't miss the opportunity to make this property your new home, where modern living meets comfort and style. Contact us today to arrange a viewing and experience the beauty of this exceptional property in person.

Please note, the bed and sofas in the marketing photos will be gifted to the new tenant.

There will be an additional charge of £30.00 for broadband per month



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

AGENTS NOTES: Appointmentmoor 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**