



TO LET

The Leas, Chalkwell SS0 8ED

£1,595 PCM Deposit Required - £1,840 Council Tax Band - D

- Penthouse Two Bedroom Apartment
- Stunning Sea Views
- Two Double Bedrooms
- Spacious Lounge
- 360 View Balcony
- Four Piece Bathroom
- Newly Fitted Double Glazing In Lounge
- Stones Throw From Westcliff On Sea Station and Short Walk To Chalkwell Station
- Light & Airy Throughout
- Close To Local Amenities

Appointmoor Rental
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Description

We are proud to bring to market The Leas, a split level two bedroom penthouse apartment situated on Chalkwell Seafront. This apartment brings a unique style offering two double bedrooms, and exceptionally large reception room, fitted kitchen with integrated appliances, a four piece bathroom and a large south facing balcony with an amazing 360 view over looking the beach also being recognised as one of the best balconies in the area!

Located in The Leas you have Westcliff On Sea station just a stones throw away taking you directly into London Fenchurch Street and you are also within a short walk to Chalkwell Station. You also have a variety of local amenities nearby such as independent shops and restaurants and have the stunning seafront where you can enjoy the warmer weather whilst having an Ice Cream! Viewings are highly advised for this property, contact us to arrange.



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	
	77
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	
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**