



TO LET

First Avenue, Westcliff-On-Sea SS0 8HS

£1,300 PCM Deposit Required - £1,500 Council Tax Band - D

- Two Bedroom Apartment
- First Floor
- Large Living Area
- Close Proximity To Westcliff on Sea Train Station
- New Carpets Throughout
- Currently Being Redecorated
- Access To A Garage
- Available Immediately
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

Welcome to this charming apartment located on First Avenue in the sought-after area of Westcliff-on-Sea. This delightful first-floor apartment boasts a spacious living area, perfect for relaxing or entertaining guests. With two cosy bedrooms, a well-appointed bathroom and separate shower room.

One of the standout features of this apartment is the parking provision and garage. The proximity to Westcliff Train Station adds to the appeal, making commuting into London a breeze.

Call now to arrange an accompanied viewing.



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			
		73	78
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: Appointmoor 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**