



# TO LET

## Stadium Road, Southend-On-Sea SS2 5DH

£1,000 PCM Deposit Required - £1,038 Council Tax Band - C

- Over 60's Only
- Two Double Bedrooms
- First Floor Apartment
- Perfect Central Location
- Three Piece Bathroom Suite
- Open Plan Living
- Communal Lounge
- Close To Town Centre
- Access To Bus Routes

**Appointmoor Rental**  
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**appointmoor**

# Description

**\*RETIREMENT PROPERTY\*** Appointmoor are pleased to offer to the rental market this TWO DOUBLE bedroom first floor retirement apartment in the heart of Southend. The property is for the over 60's only and benefits from access to communal living rooms and conservatory. The apartment its self has a three piece bathroom, fitted kitchen with open plan

living space and has access to a lift to all floors.

You will be a stones throw from shopping facilities located on the greyhound estate so all your essentials can be purchased in one place.

Call us now to arrange a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 85                      | 85        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  | Current                 | Potential |
|---|--|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**