



# TO LET

**Leigh Cliff Road,  
Leigh-On-Sea SS9 1DN**

**£1,750 PCM   Deposit Required - £2,019   Council Tax Band - B**

- Central Leigh Location
- Second Floor Apartment
- Open Plan Living/Kitchen Area
- Integrated Appliances
- Entry Door System
- Air Conditioning
- External Home Office
- Fully Tiled Bathroom
- En-Suite Shower Room
- Call To Arrange A Viewing

**Appointmoor Rental**  
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**appointmoor**

# Description

Appointmoor are pleased to rent this well presented, recently constructed, second floor apartment. Situated in the heart of Leigh-on-Sea it is a short stroll to Leigh Broadway which offers extensive independent bars, restaurants and shops. The property its self boasts a stunning open plan living/kitchen area with modern hardwood flooring, the kitchen has integrated appliances including washer dryer, dishwasher, separate fridge and freezer, Bosch Induction hob and electric oven with

extractor fan. There are 2 bedrooms, one offering an en-suite shower room and storage cupboards for added convenience. With air conditioning in the apartment, parking for one vehicle, access to the rear garden, home office to the rear which has independent electric, heating and has been been fully insulated, window cleaner and gardener included, viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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**