



TO LET

**Valkyrie Road,
Westcliff-On-Sea SSO 8AW**

£1,350 PCM Deposit Required - £1,557 Council Tax Band - B

- Two Bedroom First Floor Apartment
- Reception Room
- Situated Close To Westcliff On Sea Station
- Fitted Kitchen & Dining Space
- Available Now
- Walking Distance To Westcliff Beach
- Local Amenities Nearby
- Hamlet Court Road Nearby

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Description

Welcome to Valkyrie Road in Westcliff-On-Sea, this delightful first-floor apartment offers a perfect blend of comfort and convenience. Boasting Two bedrooms, reception room, a fitted kitchen with a spacious dining area/entertainment space, a bathroom, and a separate W/C, this property provides ample space for a variety of lifestyles.

The spacious lounge, which could easily be transformed into an additional bedroom, adds versatility to the layout. With a generous 841 sq ft of living space, there is plenty of

room to relax and entertain in style.

Conveniently located in central Westcliff-On-Sea, this apartment is within walking distance of Westcliff station, making commuting a breeze. Moreover, a short stroll will lead you to the picturesque Westcliff beach, offering the perfect setting for leisurely seaside strolls.

Surrounded by local amenities, including shops and restaurants, this property caters to your everyday needs with ease.



| 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 | | |
| 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**