



TO LET

Cliff Gardens, Leigh-On-Sea SS9 1EY

£1,400 PCM Deposit Required - £1,615 Council Tax Band - D

- Seafront Location
- Two Double Bedrooms
- Allocated Parking
- Courtyard Garden
- Character Property
- Ample Space Throughout
- Double Glazing
- Integrated Kitchen Appliances
- Call For Further Details

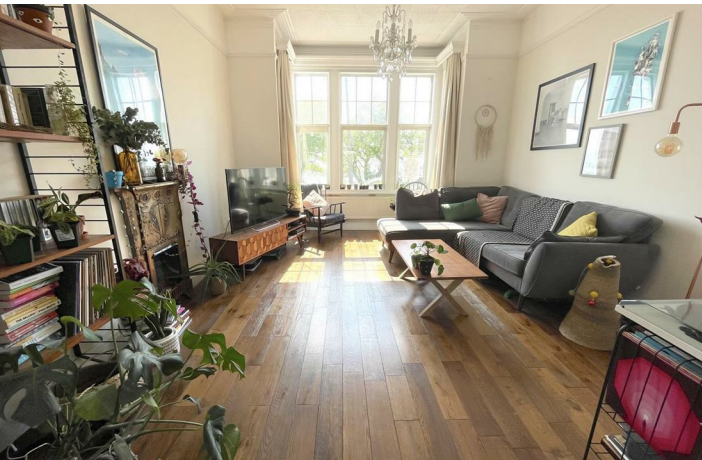
Appointmoor Rental
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Description

Appointmoor Estates are delighted to offer to the lettings market this characterful ground floor flat with **ALLOCATED PARKING** situated opposite Chalkwell c2c Station and in close proximity to the popular Leigh Broadway. The property consists of a reception hallway, a spacious lounge with stunning estuary views, two double bedrooms, and kitchen/breakfast room.

Integrated kitchen appliances included. Three piece bathroom suite. Double glazing and gas central heating (n/t). Private **COURTYARD GARDEN**. A great position to live to enjoy the vibrancy that Leigh on Sea has to offer. Call our lettings team today to view.



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		
	52	73
EU Directive 2002/91/EC		
England & Wales		

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		
	45	72
EU Directive 2002/91/EC		
England & Wales		

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**