



# TO LET

**Boscombe Road,  
Southend-On-Sea SS2 4JP**

**£1,200 PCM Deposit Required - £1,384 Council Tax Band - B**

- Two Bedroom First Floor Flat
- Larger Than Average
- Property Will Be Freshley Painted
- New Flooring Throughout
- Gas Central Heating
- Double Glazed Throughout
- Access To A Garden To The Rear
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
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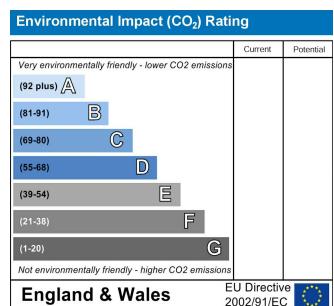
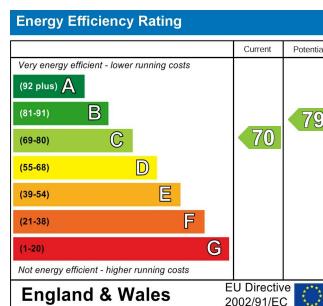
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## Description

Large two bedroom first floor flat with garden to the rear. This flat is larger than average and is currently being redecorated and having new flooring laid. Good size kitchen and bathroom, double glazed throughout and gas central heating. Close to all local amenities.

Image  
coming soon.

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**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**