



TO LET

London Road, Southend-On-Sea SS1 1FR

£1,300 PCM Deposit Required - £1,500 Council Tax Band - C

- Central Southend Location
- Two Double Bedrooms
- Integrated Appliances
- Modern Development
- Close Proximity To The Town Centre
- Double Glazed Throughout
- Street Parking
- En-Suite Shower Room To Main Bedroom
- Modern Kitchen & Bathroom
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

TWO BEDROOM APARTMENT in a convenient location for easy access around Southend and great links into London via rail. Open plan living room with access to the balcony over looking London Road. Fully fitted kitchen with fridge freezer, washing machine and dishwasher, good size living room and TWO DOUBLE BEDROOMS with en-suite shower room to the main bedroom. Access to a communal roof terrace. Call now to arrange a viewing.



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**