

# TO LET

## The Leas, Westcliff-On-Sea SS0 8FF

£2,300 PCM Deposit Required - £2,653 Council Tax Band - F

- High Spec Seafront Apartment
- Secure Underground Parking
- Residents Gym
- Two Double Bedrooms
- Two Bathrooms
- Two Balconies
- Concierge Service
- Open Plan Lounge/Kitchen
- CCTV Phone Entry System
- Available August 2025

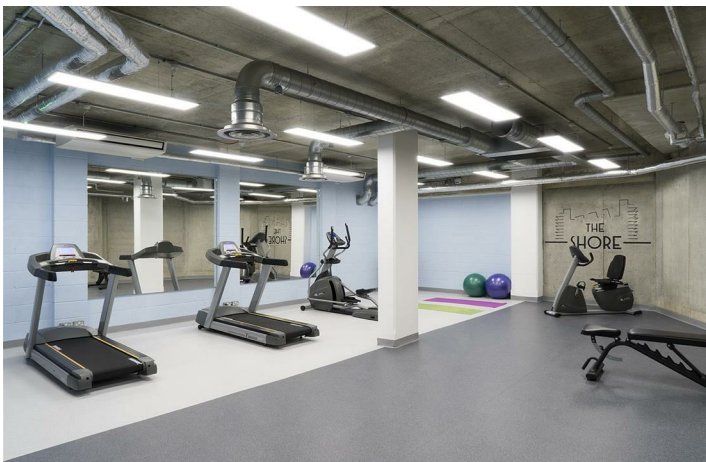
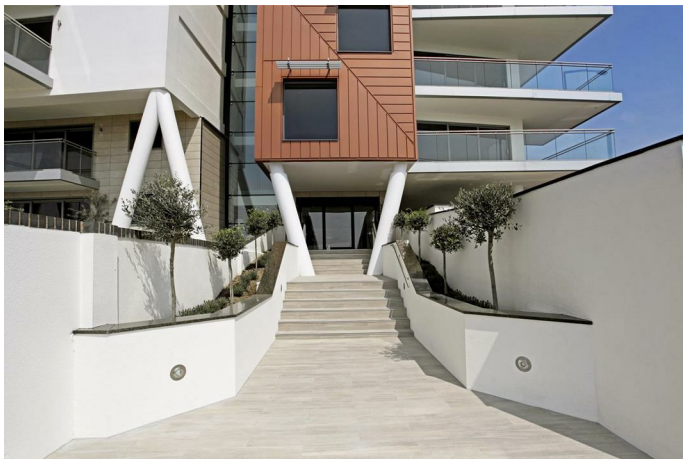
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**appointmoor**

# Description

Stunning fifth floor two bedroom waterside apartment located within this modern luxury development. The property offers magnificent Water and Townscape views from two balconies in the open plan living area. Consisting of a high spec open plan lounge/kitchen with integrated appliances. Two good size double bedrooms with an en-suite to the master bedroom.

Stunning four piece family bathroom. Positioned at the tranquil Chalkwell end of the Seafront but only moments away from Southend's Pier and many beaches. The Shore is close to fashionable Leigh Broadway's bars, restaurants and cafes as well as the quaint cobbled streets of Old Leigh. Secure underground parking. Communal Gymnasium and concierge also included. Call today for more information. Council Tax Band - F



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 <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**