



TO LET

The Ridgeway, Westcliff-On-Sea SS0 8NU

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

- Two Bedroom Apartment
- Patio Doors To South Facing Balcony
- Parking For One Vehicle
- Modern Fitted Kitchen
- Integrated Kitchen Appliances
- Tiled Bathroom With Shower Over Bath
- Wooden Flooring Throughout
- Double Glazed Windows
- Call To Arrange A Viewing
- Council Tax Band B

Appointmoor Rental
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Description

We are pleased to bring to the market this superb two bedroom apartment on the FIRST FLOOR WITH TWO BALCONIES. The apartment offers off street parking for one car, a large open plan living room with patio doors leading to a private balcony over looking the green with a MODERN FITTED KITCHEN, the kitchen has integrated under the counter FRIDGE &

FREEZER, WASHING MACHINE, OVEN & HOB! There is a large double bedroom to the rear of the property and a small single room which would make the perfect office space. The bathroom is part tiled in a modern grey tile to the walls and floor, wooden floor throughout gives the perfect finish to this lovely living space. Call the office to arrange an accompanied viewing. The affordability for this property is £39,000 p/a.



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		
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		
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**