



# TO LET

## Warrior Square North, Southend-On-Sea SS1 2JN

£1,100 PCM Deposit Required - £1,269 Council Tax Band - A

- Two Bedroom Flat
- First Floor Flat Situated To The Rear Of The Property
- New Flooring Throughout
- Modern Fitted Kitchen
- Close To All Local Amenities
- Close Proximity To Local Train Stations
- Double Glazed Throughout
- Allocated Parking Space
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

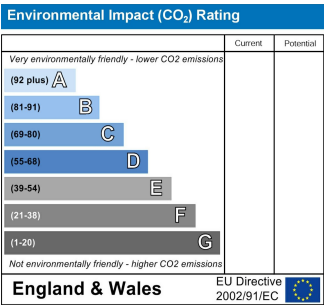
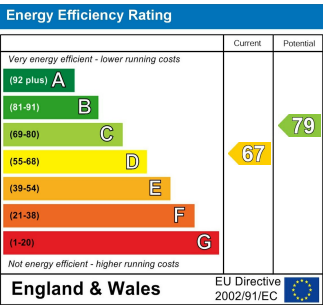
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# Description

Two bedroom FIRST FLOOR FLAT located to the rear of the building. With one good size bedroom and one smaller size single bedroom. New carpet has been laid throughout. With a modern kitchen and bathroom with shower over the bath, this flat is perfectly situated within close proximity of Southend High Street, the local beach, Southend Central and Victoria Train

Station and local bus routes. The property has an allocated parking space to the rear. Call now to arrange a viewing.



**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**