



TO LET

**Finchley Road,
Westcliff-On-Sea SS0 8AF**

£1,250 PCM

- Large Accommodation
- Two Parking Spaces
- Private Garden
- Close To Westcliff Station
- Separate Utility Room
- Two Double Bedrooms
- Large Bay Window
- Gas Central Heating
- Double Glazing
- Council Tax Band B

Appointmoor Rental 72 The Ridgeway,
Chalkwell, Westcliff, Essex, SS0 8NU
T. 01702 719 966 W. appointmoor.co.uk

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Description

Available to let is this spacious 2 bedroom ground floor flat. Located south of the London Road in a quiet area within walking distance to the Westcliff c2c Train Station, Seafront and Hamlet Court Road amenities. The property consists of a spacious lounge with large bay window and feature fireplaces, two double bedrooms, modern fitted kitchen with

integrated gas hob & electric oven, separate utility room and a modern three piece bathroom. It also comes with off street parking for two cars and a private rear garden. Call our lettings team today 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	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		
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England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC