



# TO LET

## **Rectory Grove, Leigh-On-Sea SS9 2BF**

**£2,200 PCM   Deposit Required - £2,538   Council Tax Band - F**

- Luxury 3rd Floor Apartment
- Close To Leigh Train Station
- Allocated Underground Secure Parking
- Over 1,000 Sq ft. Internal Floor space
- Two Double Bedrooms
- Two Bathrooms
- West Facing Balcony With Sea Views
- Residents Private Gym
- Viewing Advised
- Call Now To Arrange Access To View

### **Appointmoor Rental**

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# **appointmoor**



# Description

Luxury third floor 2 bedroom apartment situated in the sought after development Eden Point. The apartment block is situated in the heart of Leigh On Sea within a 2 minute walk of Leigh On Sea Station and on top of the boutique Leigh Broadway. PLEASE NOTE THE INTERIOR DECOR DIFFERS FROM THE ADVERTISING PICTURES.

The apartment itself offers a little over 1,000 Sq.ft of internal floor space, 2 large double bedrooms with the main bedroom benefiting from a large en suite shower room,

family bathroom and large open plan living space comprising of a modern fitted kitchen complete with quartz counter tops, dining space, large lounge space with access to the west facing balcony offering stunning westerly views of The Thames Estuary.

The apartment benefits further from secure underground allocated parking, use of residents private & gym. Please note the main heating system is sourced by a Communal Boiler in the basement of the Block. The billing for the consumption of the same, is billed directly to the tenant.



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**