



TO LET

Rectory Grove, Leigh-On-Sea SS9 2BF

£2,650 PCM Deposit Required - £3,057 Council Tax Band - F

- Ultra Modern Spec Throughout
- Large Private Roof Terrace
- Superb Estuary Views
- Two Allocated Underground Parking Spaces
- West Facing Balcony From Master Bedroom
- Two Double Bedrooms
- Main Bathroom & En-Suite To Master Bedroom
- Large Open Plan Lounge/Kitchen
- Integrated Siemens Appliances
- Communal Gym

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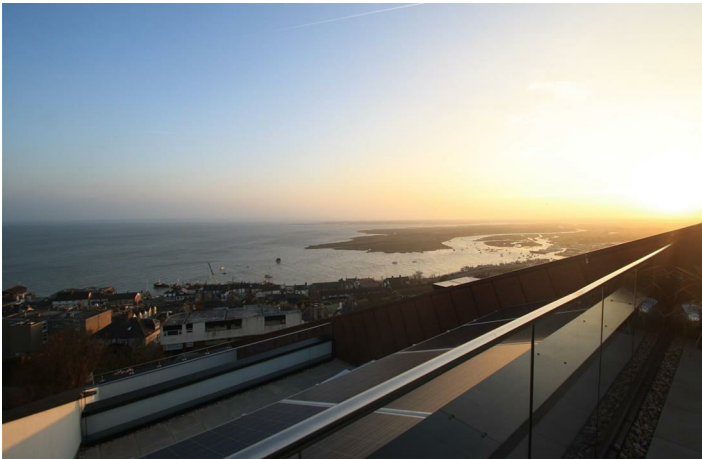
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Description

Appointmoor are pleased to offer for let in this luxury development this two double bedroom apartment, situated just a stones throw from the estuary and a short walk from the popular Leigh Broadway. The apartment consists of a spacious living area with sliding doors that lead out to the large private roof terrace with uninterrupted views over the Thames Estuary, Leigh Old Town and Hadleigh Castle. There is an open plan kitchen with Bespoke fitted luxury units and high quality integrated Siemens appliances. Two double

bedrooms which includes an en-suite bathroom & balcony from the master bedroom along with fitted wardrobes. Underfloor heating throughout.

Within the development there is secure underground parking with two allocated parking spaces, residents gym, concierge service and a communal roof garden with sea views. Within a minutes walk of Leigh's main Broadway area with it's shops, bars, cafes and Leigh station with C2C services to London. Communal entrance hall with stairs & lift to all floors. Secure video entry phone.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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**