



TO LET

South Avenue, Southend-On-Sea SS2 4HT

£1,200 PCM Deposit Required - £1,384 Council Tax Band - B

- TWO BEDROOM FLAT
- GROUND FLOOR
- DIRECT ACCESS TO THE COMMUNAL GARDEN
- OFF STREET PARKING
- DOUBLE GLAZED THROUGHOUT
- CENTRAL SOUTHEND LOCATION
- DOUBLE BEDROOM
- SHOWER OVER THE BATH
- AVAILABLE MID NOVEMBER
- CALL NOW TO ARRANGE A VIEWING

Appointmoor Rental
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU
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Description

**** AVAILABLE NOW **** Two bedroom ground floor flat, with direct access to a large communal garden. The property comprises of a good size double bedroom and one single bedroom, large modern living room with separate kitchen and bathroom. The property benefits from off street parking and communal gardens. The property benefits from gas central heating and double glazed throughout. Please call 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		

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		
England & Wales		
EU Directive 2002/91/EC		

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMENT MOOR ESTATES ONLY