



# TO LET

**Carlingford Drive,  
Westcliff-On-Sea SSO OSD**

**£795 PCM Deposit Required - £917 Council Tax Band - A**

- One Bedroom Studio Flat
- Ground Floor
- Good Size Living/Bedroom
- Shower Room
- Close Proximity To Southend Hospital
- Street Parking With The Purchase Of A Street Parking
- Double Glazed Throughout
- Call Now To Arrange A Viewing

## Description

Unfurnished ground floor studio flat situated in a residential area in Westcliff and just a stones throw from Southend Hospital. The property consists of a spacious lounge/bedroom area, a modern kitchen with integrated hob & oven and shower room. Call our lettings team to arrange an accompanied 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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**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 APPOINTMOOR ESTATES ONLY**