



TO LET

St. Hildas Mews, Westcliff-On-Sea SS0 8FL

£2,950 PCM

- Terrace Town House
- Five Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- En-Suite To Master Bedroom
- Two Bathrooms
- Ground Floor WC
- Two Parking Spaces
- Close To Mainline Stations
- Ultra Modern Spec
- Council Tax Band G

**Appointmoor Rental APMS 72 The
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Description

Apptomoor Estates are pleased to welcome to the market this fabulous 3 Storey Family Home with 2046 internal sq ft!

Set in a quiet tree-lined avenue, St. Hilda's provides the best of both worlds. It's the ideal place for families seeking a fantastic space to live and grow, or for individuals and couples wishing to make the most of the area.

Perfectly positioned for work and play, the location is wonderfully peaceful, yet all the hustle and bustle you could desire is just moments away. Living at St. Hilda's gives you choice: an abundance of local eateries, excellent leisure facilities, a vibrant arts scene and with Chalkwell station within walking distance, London is less than an hour away by train.

Aluminium/double glazed windows & bi-fold doors to the family room. Smoke and carbon monoxide detection to all floors and heat detection to kitchens. Brushed stainless steel or white light switches, sockets and dimmers. Cycle store area, Communal planted garden.

Island in kitchens with 2 x multi-function ovens (one with steam and microwave function ability), 2 x fridge/freezers, Freestanding stone baths to family bathroom, Under floor heating supplied using a wet system to the ground floor only. High quality built in wardrobes to master bedroom, Driveway for 2 cars. Council Tax Band G. Pets Considered.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(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		93
(81-91) B	87	
(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: Apptomoor 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 APPTOMOOR ESTATES ONLY