

# DURDEN & HUNT

INTERNATIONAL



## Fairfax Drive, Westcliff-On-Sea SS0

Offers Over £250,000

- Seaside Location
- Allocated Underground Parking Space
- Open Plan Living
- Further Double Bedroom
- Great Transport Links
- Communal Gardens
- Integrated Kitchen Appliances
- Modern Development
- Private Balcony
- Primary Bedroom With En Suite

123-125 Broadway West, Leigh-On-Sea, SS9 2BU

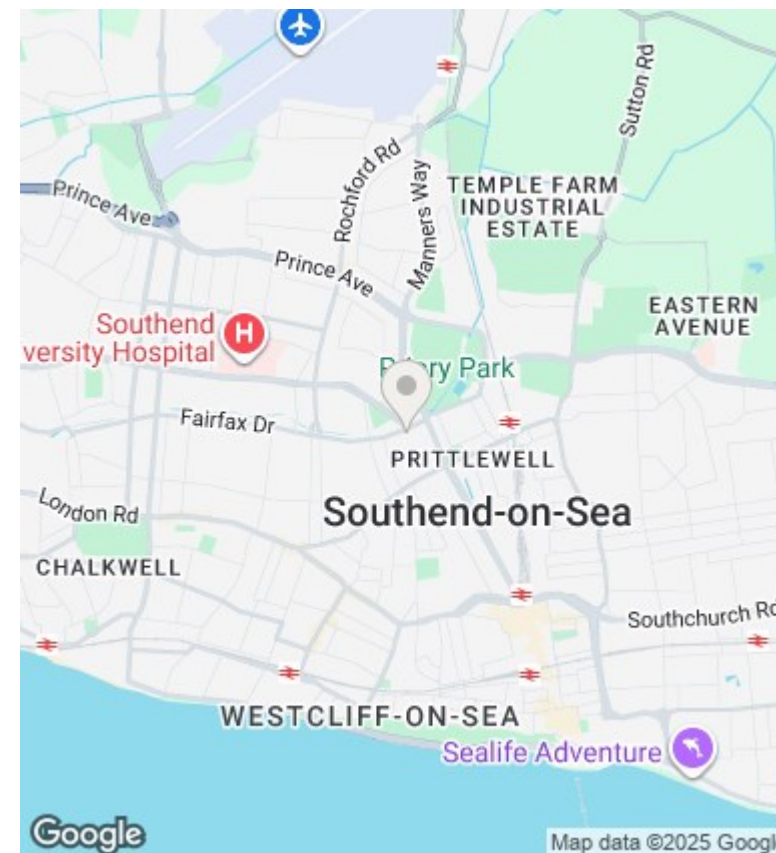


Total area: approx. 67.8 sq. metres (729.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Fairfax Drive, Southend**



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 87                      | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |