



TO LET

Station Road, Westcliff-On-Sea SS0 8SP

£2,300 PCM Deposit Required - £2,653 Council Tax Band - E

- FOUR BEDROOM HOUSE
- ACCESS TO GARAGE
- JULIETTE BALCONY TO BEDROOMS
- ROOF TERRACE WITH DECKING AREA
- STYLISH BATHROOMS & EN-SUITES
- MODERN FITTED KITCHEN
- INTEGRATED BOSCH APPLIANCES
- SPACIOUS FAMILY HOUSE
- EPC RATING C
- CALL NOW TO ARRANGE A VIEWING

Appointmoor Rental
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Description

Appointmoor are please to offer to the market this BRAND NEW TOWN HOUSE. As you enter you have on the GROUND FLOOR there is an internal garage, a double bedroom and a modern shower room. The first floor has two double bedrooms both have en-suites and Juliette Balcony, a further single bedroom and additional THREE PIECE BATHROOM SUITE. The second floor offers a spacious open plan living room/kitchen with Bosch Appliances, a w/c. Additionally, to the top floor there is a

well sized roof terrace with artificial grass and composite decking. The house is heated by an air source heat pump and electric under floor heating. Please call now to arrange an accompanied viewing. ***Please note that the images shown are for marketing purposes and may depict a similar property within the development. Individual property layouts, fixtures, fittings, and finishes may vary. Prospective tenants/purchasers are advised to satisfy themselves as to the accuracy of the information provided.***



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		
	79	86
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	

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