



# TO LET

## **Stromness Road, Southend-On-Sea SS2 4JC**

**£1,195 PCM   Deposit Required - £1,378   Council Tax Band - A**

- Two Bedroom Flat
- First Floor
- Double Bedroom
- Small Nursery Room
- Cosy Living Room
- Double Glazed Throughout
- Separate Dining Area
- Modern Kitchen & Bathroom
- Great Transport Links
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

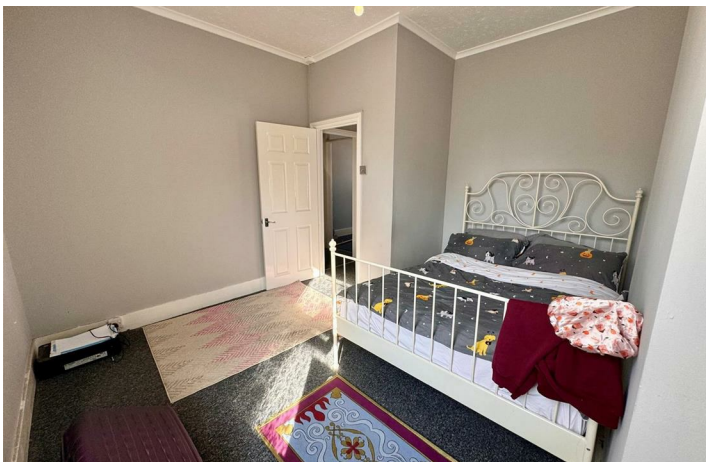
**appointmoor**



# Description

Charming two bedroom first floor flat located on Stromness Road in the picturesque Southend-on-Sea. This delightful first-floor flat boasts a cosy reception room, perfect for relaxing. With two bedrooms, one being a double the second a nursery room. The property also features a well-maintained bathroom and kitchen with an additional dining space.

The location is ideal for those seeking a peaceful neighbourhood with easy access to local amenities and transport links. Call Now 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	54	64
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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 ONLY**