



TO LET

**Broadway,
Leigh-On-Sea SS9 1AA**

£1,150 PCM Deposit Required - £1,326 Council Tax Band - A

- Central Leigh Location
- Stones Throw To The Beach
- Large Living Room
- Tastefully Decorated Throughout
- Good Sized Double Bedroom
- Modern Shower Room
- Double Glazed Throughout
- Viewing Is Advised
- Council Tax Band A

Appointmoor Rental
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appointmoor

Description

Appointmoor have to offer this first floor apartment in the heart of the trendy Leigh on Sea, a short stroll to independent, shops, bars, restaurants and the beach. The property consists of a large living room, good size double bedroom and a modern fitted kitchen and shower room. Tastefully decorated throughout, the L shape kitchen has a double oven and

space for a small table and chairs. Viewing is highly recommended and is Council Tax Band A. Please note there is limited street parking, which may have time restrictions and the flat is situated above a commercial premises.



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		57	64
(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			
(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			
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 APPOINTMOOR ESTATES ONLY