

COUNTRYSIDE

ESTATES



71G High Street, Canvey Island, SS8 7RD
£900 Per Calendar Month

Countryside Estates are pleased to offer this one double bedroom first floor apartment located in central Canvey. Set within walking distance to the High Street shopping facilities and a short journey to the sea front. Comprising of a lounge, double bedroom, modern kitchen and modern shower room. There is communal parking and secure entry system for the building.

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Lounge 14'5" x 12'2" / Spacious living area with double glazed window to front rear, smooth paint walls and ceiling, power points, fitted carpet, electric wall mounted heater.

Kitchen 9'2" x 6'6" / Fitted range of eye and base level units with work surface over, inset stainless steel single drainer sink unit, inset four ring electric hob with extractor fan over, integrated oven, partially tiled walls, power points.

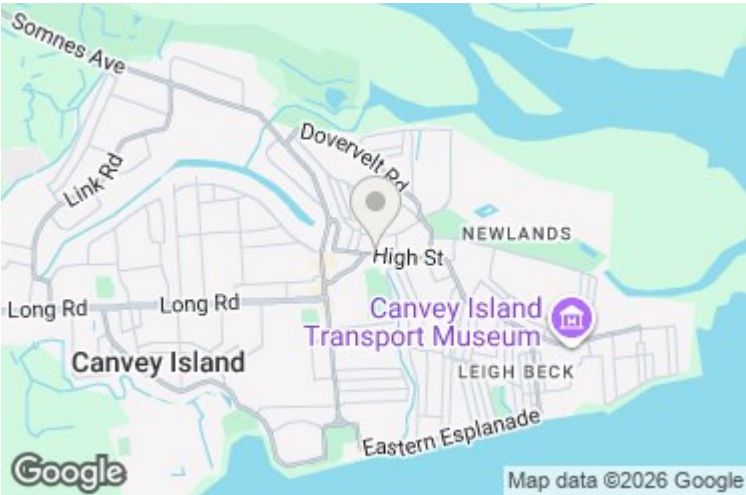
Bedroom 11'3" x 11'3" / Double glazed window to rear aspect, electric wall mounted heater, fitted carpet, power points.

Bathroom 8'3" x 5'8" / White suite comprising of low level W/C, pedestal wash hand basin, shower enclosure with hand held shower attachment, part tiled walls, wall mounted heater, double glazed window to front aspect and extractor fan.

Communal Parking – To the front & rear of the building

Available end of August / Full Referencing Required / EPC Band D / Council Tax Band A /

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143