



TO LET

**South Avenue,
Southend-On-Sea SS2 4HT**

£1,200 PCM Deposit Required - £1,326 Council Tax Band - B

- Two Bedroom Flat
- First Floor
- Close To Central Southend
- Great For Transport Links Around The City
- Double Glazed Throughout
- One Double Bedroom
- One Single Bedroom
- Allocated Parking
- Communal Garden Area
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

Appointmoor are pleased to present this two bedroom first floor, with one double bedroom and one single bedroom with one reception room and modern bathroom, this property offers a cosy and inviting living space of this purpose built Block.

Benefitting from allocated parking, close to all local amenities and great 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	
(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