



TO LET

First Avenue, Westcliff-On-Sea SS0 8HS

£1,350 PCM Deposit Required - £1,557 Council Tax Band - B

- First Floor Flat
- Two Large Double Bedrooms
- Off Street Parking
- Tastefully Decorated
- Walk In Shower
- South Facing Balcony
- Gas Central Heating (n/t)
- Double Glazed Throughout
- Close To Westcliff Train Station
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

Welcome to this charming property located on First Avenue. This first-floor flat boasts a cosy reception room which has been tastefully decorated, two comfortable bedrooms with the main bedroom having built in wardrobes, a modern walk in shower room and modern kitchen which benefits from a south facing balcony.

With 678 sq ft of living space, this property provides a comfortable and inviting atmosphere for you to call home with parking available for one vehicle and an additional balcony off the main bedroom.



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			
		70	78
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 APPOINTMENT ONLY