



TO LET

London Road, Southend-On-Sea SS1 1FR

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

- Spacious Modern Apartment
- Two Bathrooms
- Two good size bedrooms
- Balcony access from living room
- Close to train station
- Gifted Appliances
- Close to local amenities
- Call to arrange viewing

Appointmoor Rental
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Description

Two bedroom apartment located on London Road in the vibrant area of Southend-On-Sea, this modern apartment offers a delightful blend of comfort and convenience and is located on the first floor.

Benefitting from a bright and airy open plan living room and kitchen. The apartment features two well-proportioned bedrooms, a family bathroom and en-suite.

The kitchen is modern and includes a gifted washing machine, fridge freezer and dishwasher.

The site situated close to the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. The vibrant atmosphere of Southend-On-Sea, with its beautiful coastline and leisure activities, is just a stone's throw away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	75
(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 APPOINTMENT ONLY