



# TO LET

## Manor Road, Westcliff-On-Sea SS0 7SE

£1,595 PCM Deposit Required - £1,730 Council Tax Band - E

- Seventh Floor Apartment
- Two Double Bedrooms
- Private South Facing Balcony
- Spacious Lounge Diner
- Superb Views from All Rooms
- Allocated Underground Parking Space
- Six Month Tenancy Only
- Lift to All Floors
- Moments from Seafront & Station
- Offered Fully Furnished

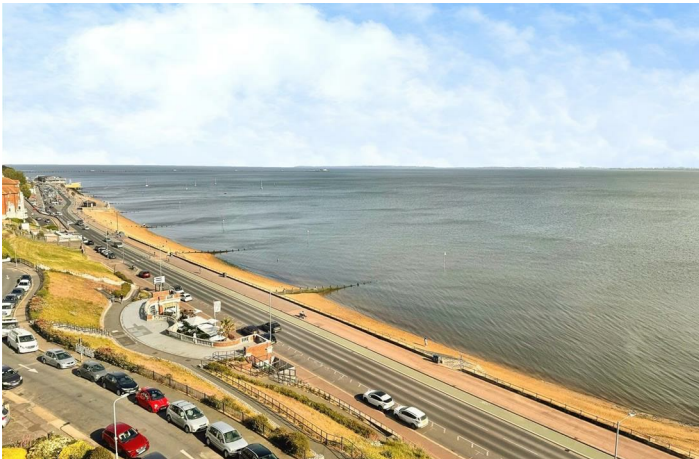
**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

# Description

THIS APARTMENT IS FULLY FURNISHED. Delightful and incredibly spacious, this seventh floor apartment with private south facing balcony offers amazing far reaching views from every room! Large lounge diner, two double bedrooms with fitted storage, kitchen breakfast room, bathroom and cloak room with additional storage cupboards in the hallway. The highly

regarded and sought after Overcliff is located at the seafront end of Manor Road and offers elevated views across the Estuary, being just a short stroll down to the seafront and convenient for the rail station and amenities. The apartment is complete with an allocated underground parking space. Additional visitor parking is available, the building also offers a passenger lift to all floors and secure entry phone system. Viewing advised.



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			
		67	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**