



TO LET

Argyll Road, Westcliff-On-Sea SS0 7HN

£1,400 Per Month Deposit Required - £1,615 Council Tax Band - B

- Ground Floor Flat
- Direct Access To Rear Garden
- Parking For One Car
- Period Property With High Ceilings
- Gas Central Heating (n/t)
- Close Proximity To Westcliff Train Station
- Good Links Around Westcliff
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

**** AVAILABLE NOW **** Welcome to this charming ground floor flat located on Argyll Road in the picturesque town of Westcliff-on-Sea. This property boasts a cosy reception room, two comfortable bedrooms, and a well-maintained bathroom, making it an ideal home for a small family or professionals looking to settle in a convenient location. One of the standout

features of this property is its fantastic location, offering easy access to local amenities and excellent travel links. Situated close to the C2C Train Station, commuting to work or exploring the surrounding areas couldn't be more convenient. In addition, the property comes with parking space for one vehicle, ensuring that you never have to worry about finding a spot after a long day out.



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			
		66	77
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