



TO LET

**Barnstaple Road,
Southend-On-Sea SS1 3PA**

£1,250 PCM Deposit Required - £1,442 Council Tax Band - D

- Close to Thorpe Bay Train Station
- Modern Newly Built Apartment
- Allocated Parking Space
- En-suite WC To Master Bedroom
- Ground Floor
- Two Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Private Patio Area Accessed From Lounge
- Intercom Entry System
- Call Now To Arrange A Viewing

Appointmoor Rental
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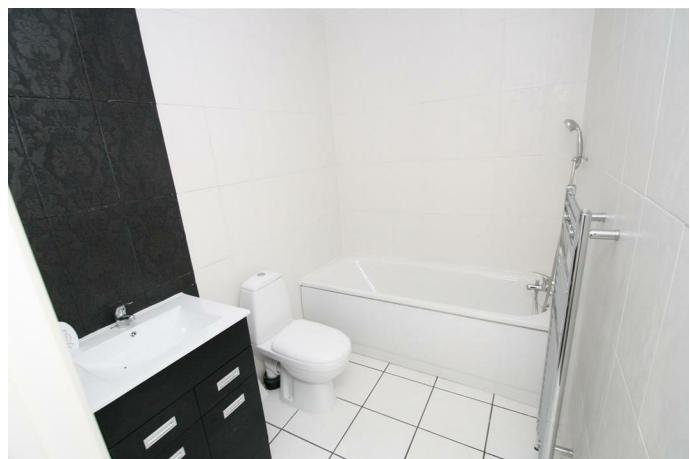
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Description

Modern two bedroom ground floor flat in a peaceful area of Thorpe Bay which consists of a good size lounge. Modern fitted kitchen with integrated appliances, one double bedroom, one single bedroom, modern fitted three piece bathroom suite and an en-suite shower room to the master bedroom.

The property also includes one allocated parking space, gas central heating (n/t), fully double glazed and is a short walk of Thorpe Bay mainline station and Thorpe Bay broadway.

Viewings are highly recommended.



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