



TO LET

Hamlet Road, Southend-On-Sea SS1 1HH

£950 Per Month Deposit Required - £1,096 Council Tax Band - A

- Private garden access
- Spacious living space
- Large kitchen area
- Town centre location
- Close to station
- Permit parking

Appointmoor Rental
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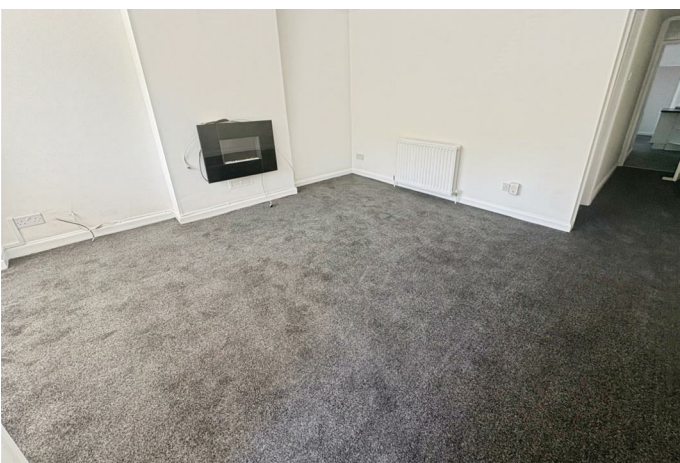
Description

This delightful ground floor flat offers a perfect blend of comfort and convenience. With one spacious bedroom, a well-appointed bathroom and a spacious living room.

One of the standout features of this property is the private garden access, allowing residents to enjoy outdoor space for relaxation or entertaining. The flat's location in the town centre means that you are just a stone's throw away from a variety of shops, cafes, and local attractions, ensuring that

everything you need is within easy reach.

For those who commute, the proximity to the station is a significant advantage, providing excellent transport links to London and beyond. This property is not just a home; it is a lifestyle choice, offering the perfect balance of urban living with the tranquillity of a private garden.



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		
68		
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 MOOR ESTATES ONLY