



# TO LET

**Cambridge Road,  
Southend-On-Sea SS1 1EP**

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

- CONSERVATION AREA OF SOUTHEND
- GROUND FLOOR FLAT
- DIRECT ACCESS TO REAR GARDEN
- TWO DOUBLE BEDROOMS
- ACCESS TO A GARAGE
- OFF STREET PARKING
- CLOSE TO LOCAL TRAIN STATIONS
- PRIVATE GARDEN
- CALL TO ARRANGE A VIEWING
- AVAILABLE NOW

## Description

GROUND FLOOR FLAT WITH DIRECT ACCESS TO THE REAR GARDEN OFF STREET PARKING AND GARAGE!! This ground floor flat is perfectly situated in the conservation area of Southend. In close proximity of local train stations, the City Centre and Seafront. With a large living room offering direct access to the private garden, off street parking, a garage and two double bedrooms. Viewing is 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 <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 APPOINTMOOR ESTATES ONLY