



TO LET

Cliffsea Grove, Leigh-On-Sea SS9 1NG

£925 PCM Deposit Required - £1,096 Council Tax Band - A

- Stunning One Bedroom First Floor Apartment
- Recently Refurbished Throughout
- Walking Distance to Chalkwell / Leigh on Sea Train Stations
- Recently Fitted Kitchen With High Spec Appliances
- Recently Fitted High Quality Bathroom
- Fully Double Glazed
- Bright & Airy Apartment
- West Facing Lounge
- Reasonable On Street Parking Available
- Gas Central Heating

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Description

Absolutely stunning one bedroom First Floor Apartment available to let located just yards from Leigh Road and Broadway. Walking distance to both Chalkwell / Leigh-on-Sea Train Stations. Available immediately for sole occupancy only.

The apartment has been recently refurbished throughout and consists of a modern fitted kitchen with very high spec appliances & modern bathroom with high quality fittings.

Generally good on road parking availability. This apartment is bright & airy with an open plan kitchen to large west facing lounge.

Further benefits are:
 Fully double glazed throughout.
 Modern gas boiler.
 Recently fitted radiators.
 Recently fitted carpets
 Modern light fittings
 Numerous power points in all rooms
 Modern electrical consumer board with RCD's
 High ceilings all re plastered
 Recently redecorated throughout
 Unfortunately we are unable to accept: PETS or SMOKERS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(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		57	67
(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