



# TO LET

## Napier Avenue, Southend-On-Sea SS1 1LY

£1,150 PCM Deposit Required - £1,326 Council Tax Band - A

- Two Bedroom Flat
- First Floor Flat
- Large Living Area
- Double Glazed Throughout
- Double Bedroom
- Access To Rear Garden
- Close To Southend Town Centre
- Perfect Location For Travel
- Available Now
- Call To Arrange A Viewing

Appointmoor Rental APMS  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

# Description

Two Bedroom First Floor Flat, spacious throughout and large living room. One double bedroom & one single bedroom to the rear. Shared REAR GARDEN. Situated close to town centre. Close to Southend Central & Southend Victoria Train Stations. Permit Parking Available at an additional cost from the Council.

Lounge 16'5 x 14'6  
 Bedroom 1 11'9 x 9'9  
 Bedroom 2 10'5 x 6'1  
 Kitchen 7'4 x 8'1



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	47	83
<b>England &amp; Wales</b>	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**