



# TO LET

**Eastern Esplanade,  
Southend-On-Sea SS1 2YH**

£1,300 PCM Deposit Required - £1,500 Council Tax Band - D

- Seafront Apartment
- Stunning Uninterrupted Seaviews
- Modern Kitchen With Integrated Appliances
- Two Double Bedrooms
- Modern Three Piece Bathroom
- Secure Off Street Parking
- Double Glazed Throughout
- Seafront Location
- Third Floor Apartment
- Call To Arrange Viewing

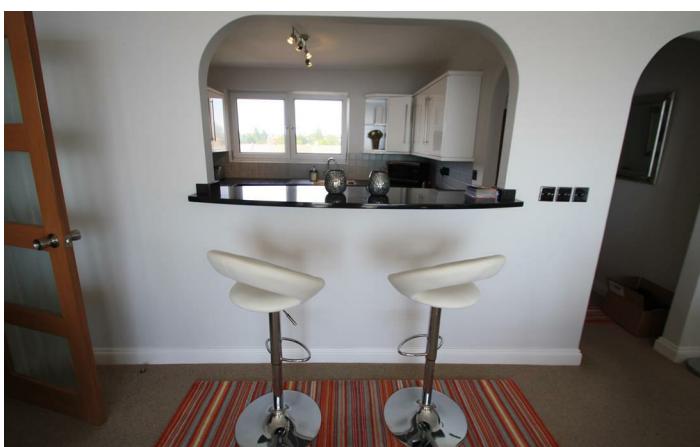
**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

\*\*\* AVAILABLE NOW \*\*\* STUNNING APARTMENT DIRECTLY ON THE SEAFRONT\*\*\* Appointmoor Estates have available for rent this immaculate two double bedroom third floor apartment located on Southend Seafrot. PLEASE NOTE THIS APARTMENT HAS NO LIFT. The property has recently been modernised throughout and consists of a large white gloss fitted kitchen with

integrated appliances, a spacious living room with large floor to ceiling window with uninterrupted the estuary views, two good size double bedrooms, one with fitted storage and a fully tiled modern fitted bathroom suite. Fully double glazed. Walking distance to Southend East mainline station. Call our lettings team to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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