



TO LET

West Road, Westcliff-On-Sea SS0 9FH

£975 PCM Deposit Required - £1,125 Council Tax Band - B

- One Bedroom First Floor Apartment
- Open Plan Lounge with Modern Fitted Kitchen
- Modern Bathroom/WC
- Secure Parking
- Access to Private Balcony
- Air Source Heat Pump (n/s)
- Call Now to Book a Viewing

Appointmoor Rental
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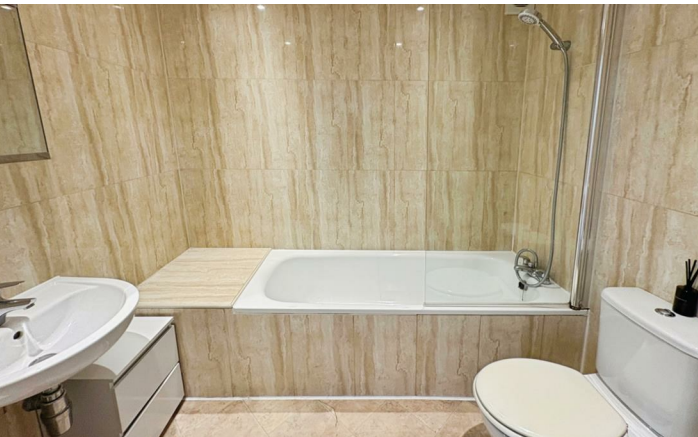
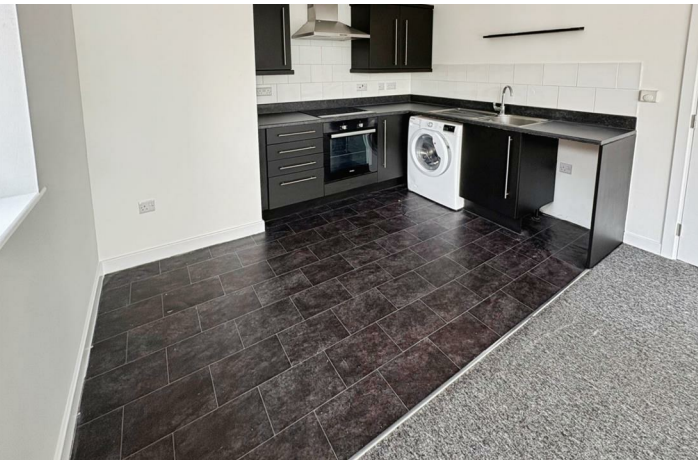
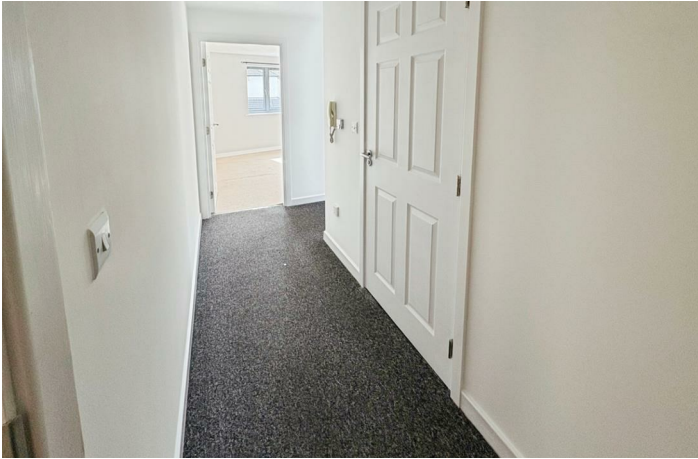
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Description

This one bedroom first floor apartment on West Road offers a perfect blend of modern living and comfort. Spanning an impressive 506 square feet, this first-floor residence was built in 2007 and offers an open-plan lounge that seamlessly integrates with a modern kitchen, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining. **New bedroom carpet and kitchen flooring to be fitted**

One of the standout features of this apartment is the private balcony with access from the Lounge, which provides a lovely outdoor space to enjoy fresh air and sunshine. The bedroom is generously sized, offering a peaceful retreat, while the bathroom is stylishly designed to meet all your needs.

Additionally, the property includes secure allocated parking, ensuring convenience and peace of mind for residents. Viewing advised, call now to book an appointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		76	78
(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			
(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