



# TO LET

## Southchurch Road, Southend-On-Sea SS1 2EB

£1,250 PCM Deposit Required - £1,442 Council Tax Band - C

- Third Floor Apartment
- Modern Spec Throughout
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Electric Heating
- Allocated Parking Space
- Four Piece Bathroom Suite
- Close To Town Centre
- Great Transport Links Locally
- A Water Charge of £75.00 every 6 months

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

**appointmoor**

# Description

Modern purpose built two DOUBLE bedroom apartment available to rent in Southend on Sea, situated in close proximity to Southend East mainline station & Southend town centre. Consists of a good size living area & an open plan fitted kitchen. Two good size bedrooms. Modern fitted four piece bathroom suite. Secure gated parking. Call our lettings team for details.



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			
		73	85
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			
		76	76
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**