



# TO LET

**Rectory Grove,  
Leigh-On-Sea SS9 2BF**

**£1,895 PCM Deposit Required - £2,186 Council Tax Band - F**

- FULLY FURNISHED APARTMENT
- SECOND FLOOR
- ON SITE RESIDENTS GYM
- UNDER CAR PARKING
- LARGE MAIN BEDROOM
- EN-SUITE SHOWER ROOM
- AMPLE STORAGE
- INTEGRATED KITCHEN APPLIANCES
- WEST FACING BALCONY
- CALL NOW TO ARRANGE A 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

Luxury two bedroom apartment situated in the sought after development Eden Point. The apartment block is situated in the heart of Leigh On Sea within a 2 minute walk of Leigh On Sea Station and on top of the boutique Leigh Broadway.

The apartment itself offers a little over 1,000 Sq.ft in internal floor space, two large double bedrooms with bedroom one benefiting from a large en suite shower room and fitted wardrobes, family bathroom and large open plan living

space comprising of a modern fitted kitchen complete with quartz counter tops & integrated appliances, dining space, large lounge space with access to the west facing balcony offering stunning westerly views of The Thames Estuary.

The apartment benefits further from secure underground allocated parking, use of residents private gym & concierge service. Council Tax Band F.



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>		
<b>England &amp; Wales</b>		
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>		
<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 APPOINTMOOR ESTATES ONLY