



TO LET

**Grand Parade,
Leigh-On-Sea SS9 1DT**

£1,500 PCM

- Ground Floor Apartment
- Beautiful Period Property
- Two Bedrooms
- Large Lounge
- Separate Kitchen
- Private Entrance
- Off Street Parking
- Garage To Rear
- Private Courtyard
- Short Walk to Station & Seafront

Appointmoor Rental 72 The Ridgeway,
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Description

Beautiful and unique, two bedroom ground floor apartment with private entrance in a stunning period property on the highly regarded Grand Parade. This lovely apartment is full of charming character and offers a large lounge diner, separate fitted kitchen with fridge freezer, two bedrooms and three piece bathroom. Additional benefits include a private courtyard,

access to the pleasant south facing communal garden with Estuary views, garage and parking to rear. Located just a short stroll from Chalkwell station and Leigh Broadway, viewing is highly advised.



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		
	45	62
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		
	40	58
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY