



# TO LET

## Salisbury Avenue, Westcliff-On-Sea SS0 7BB

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

- Two Bedroom First Floor Flat
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Recently Refurbished
- Painted White Throughout
- Heart of Westcliff-on-Sea
- Double Glazing Throughout
- Blinds Fitted
- Gas Central Heating (n/t)
- View Now To Arrange A Viewing

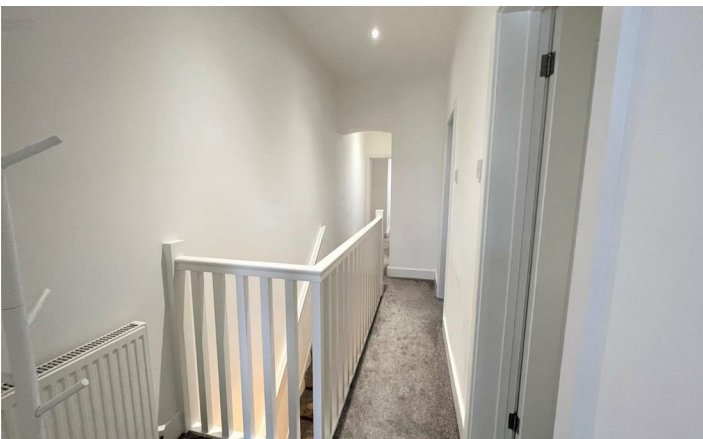
**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

Appointmoor Estates have to offer this well presented TWO bedroom FIRST FLOOR flat in the heart of Westcliff on Sea. The property has been recently refurbished to a high standard with white walls throughout and modern grey carpets. The bathroom is fully tiled with a shower over the bath and the kitchen has an integrated fridge freezer, built in oven and

ceramic hob. With travel links to Southend and Leigh, the property is perfectly situated. Call now to arrange a viewing.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	79
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	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**