



# TO LET

**Elm Road,  
Leigh-On-Sea SS9 1SJ**

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

- Two Bedroom Flat
- First Floor
- Situated A Couple Of Minutes Walk From Leigh Broadway
- Modern Exposed Brick To Entrance
- One Double Bedroom One Single Bedroom
- Open Plan Living Area & Kitchen
- Freshly Painted Throughout
- Close To Local Bars & Amenities
- Available Now
- Call 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)

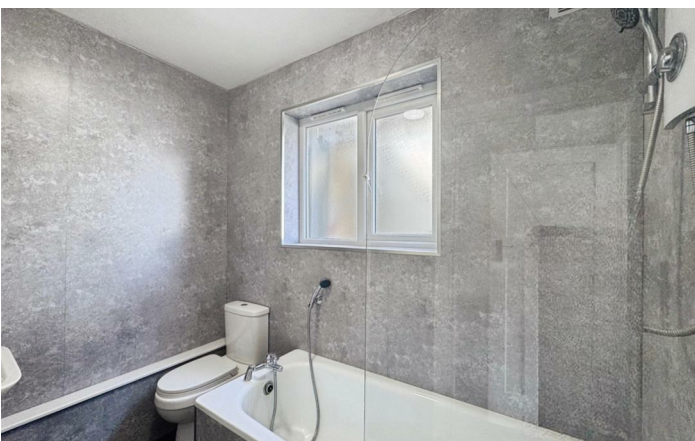
**appointmoor**

## Description

This 2-bedroom flat is available to let in the popular Leigh-on-Sea area. It offers an open-plan kitchen and reception room with large windows, one double bedroom and one single bedroom, plus a bathroom. Freshly painted throughout.

Located within easy reach of Leigh Broadway,

you'll find a good selection of shops, cafés and restaurants nearby. Old Leigh and the seafront are also accessible for coastal walks. Leigh-on-Sea station provides services to London Fenchurch Street in around 45-50 minutes, making it convenient for commuters, and there are local bus routes connecting to Southend and surrounding areas.



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			
		55	71
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			
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**