



# TO LET

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

£825 PCM Deposit Required - Council Tax Band -

- One Bedroom Flat
- Ground Floor
- Central Southend Close To Travel Links
- Modern Décor Throughout
- Parking Available
- Modern Kitchen
- Modern Shower Room
- Double Glazed Throughout
- All Applicants Are Required To Have A Guarantor
- 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

Available to rent is this ground floor flat located Southend on Sea in the Southchurch Village. The flat consists of a recently fitted kitchen which is a modern grey in colour, with built in hob, oven & extractor, spacious lounge leading onto balcony, recently fitted modern shower room and double large double bedroom, Modern decor throughout. Fully double glazed. ALL APPLICANTS WOULD BE REQUIRED TO HAVE A GUARANTOR.



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			
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 APPOINTMOOR ESTATES ONLY**