



# TO LET

## London Road, Southend-On-Sea SS1 1FR

£1,495 PCM Deposit Required - £1,725 Council Tax Band - C

- FULLY FURNISHED APARTMENT
- Two Double Bedrooms
- En-Suite Shower Room To Main Bedroom
- Modern Bathroom & Kitchen
- Balcony Off Living Room Over Looking London Road
- Double Beds In Both Bedrooms
- Allocated Parking In Gated Car Park
- Great Links In And Around Southend
- Modern Apartment
- Call Now To Arrange Access

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

**appointmoor**

# Description

FULLY FURNISHED TWO BEDROOM APARTMENT in a convenient location for easy access around Southend and great links into London via rail. Open plan living room with access to the balcony over looking London Road. Fully fitted kitchen with fridge freezer, washing machine and dishwasher, good size living room and TWO DOUBLE BEDROOMS with en-suite shower room

to the main bedroom. Allocated parking and access to a communal roof terrace. 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		
<b>76</b>	<b>76</b>	
<b>England &amp; Wales</b>	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		
<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 APPOINTMENT ONLY**