



TO LET

**Hainault Avenue,
Westcliff-On-Sea SS0 9HA**

£1,150 PCM

- Private Entrance
- First Floor Flat
- Ultra Modern Spec
- Two Bedrooms
- Open Plan Lounge / Kitchen
- Gas Central Heating (n/t)
- Double Glazing Throughout
- Street Parking Available
- Council Tax Band - A
- Call Now To Arrange A Viewing

Appointmoor Rental 72 The Ridgeway,
Chalkwell, Westcliff, Essex, SS0 8NU
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Description

Appointmoor are delighted to present this ULTRA MODERN two bedroom apartment to let in Westcliff on Sea, benefitting from its own private entrance and tasteful décor to a HIGH STANDARD throughout. The property has been recently refurbished and viewers will not be disappointed. Consisting of a modern open plan lounge/kitchen area with a fitted oven & fridge.

One double bedroom with feature fireplace. One single bedroom. Three piece bathroom suite with a shower over the bath. Street parking available. Double glazing. Gas central heating (n/t). Call our lettings team for further details.



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		
		73
		78
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY