



# TO LET

**Southsea Avenue,  
Leigh-On-Sea SS9 2BJ**

**£1,350 PCM   Deposit Required - £1,557   Council Tax Band - B**

- Ground Floor Flat
- Two bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Access to Section of Garden
- Gas Central Heating (n/t)
- Modern Fitted Bathroom
- En-suite to Master Bedroom
- Close To Leigh Broadway
- Call To View

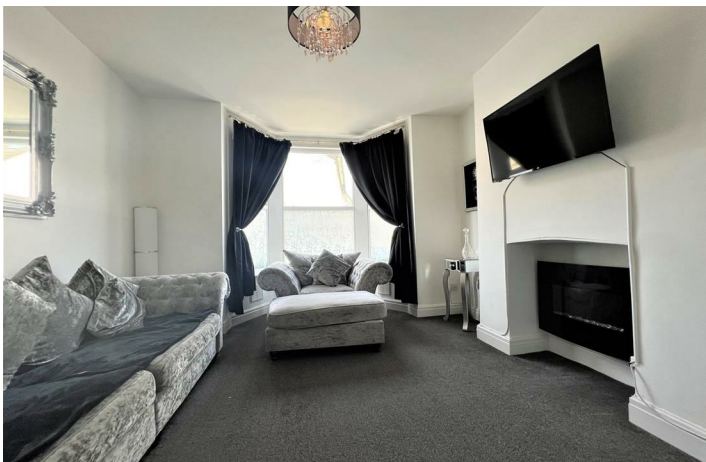
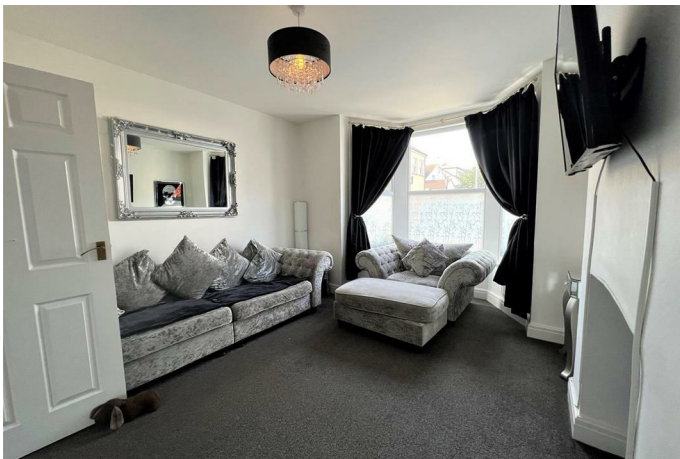
**Appointmoor Rental APMS**  
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**appointmoor**

## Description

Appointmoor Estates are pleased to offer this recently refurbished TWO BEDROOM GROUND FLOOR GARDEN FLAT situated within walking distance of Leigh Broadway and the popular West Leigh School, London Road and other local amenities. The property consists of a spacious lounge, modern fitted kitchen with oven, hob and extractor. The bathroom includes a shower

over the bath and is tiled with a modern retro tile. One double bedroom with en-suite shower room and one small double bedroom. The property has brand new vinyl effect flooring throughout with carpet in the bedrooms and living room. Gas central heating (n/t) and fully double glazed. Access to section of garden to the rear. Call now to book an appointment to view.



| 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**