



TO LET

Victoria Avenue, Southend-On-Sea SS2 6DQ

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

- Two Bedroom Apartment
- First Floor
- Open Plan Kitchen
- Spacious Lounge
- Private Balcony
- Permit Parking For An Additional Cost Of £50.00 PCM
- Lift to All Floors
- Walking Distance to Southend Town Centre
- Walking Distance to Train Station
- Call To Arrange A Viewing

Appointmoor Rental
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU
T. 01702 719 966 W. appointmoor.co.uk

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Description

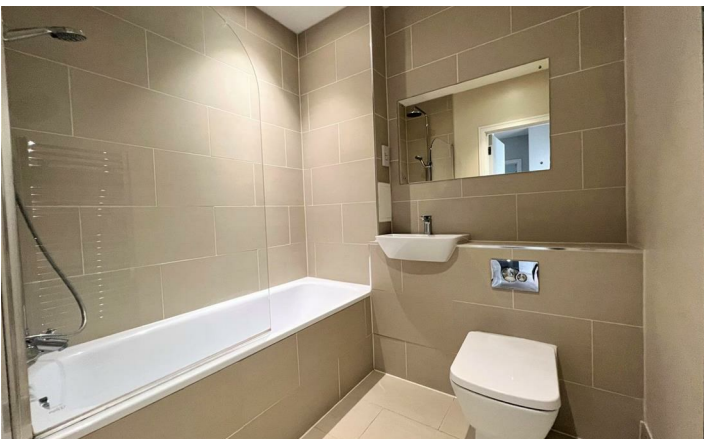
Modern TWO DOUBLE bedroom FIRST FLOOR apartment to the back aspect with Permit Parking & PRIVATE BALCONY in central Southend on Sea. This tree lined Avenue benefits from an array of amenities close by including bars/shops/restaurants.

Southend Victoria Station is situated 0.2 miles (0.3 km) from the property providing regular and direct services to London Liverpool Street with a quickest journey time of 58 minutes. Southend Central Station is located to the south providing direct services to London Fenchurch Street with a quickest journey time of 51 minutes. London Southend Airport is located 1.5 miles (2.4 km) to the north of the town centre.

INTERIORS

Kitchen - Fully fitted gloss finish kitchens with self-closing cabinets and draw units. Integrated oven & hob. Integrated dishwasher & fridge freezer. Washer/dryer Chrome mixer tap. Under cabinet lighting.

Bathroom - Modern luxury white suites. Chrome taps & mixers. Concealed cistern wall hung WC's Thermostatic showers with bath screen. Bath screen and shower enclosures. Designer heated towel rail. Rak Ceramics Porcelain wall and floor tiles with a matte finish.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	73
(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 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			
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