



# TO LET

## Victoria Avenue, Southend-On-Sea SS2 6DQ

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

- Sixth Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- Wood Floor Throughout
- Concierge Area
- Integrated Fridge Freezer
- Modern Bathroom
- Bike Storage Area
- Parking Available At An Additional Cost
- Council Tax Band C

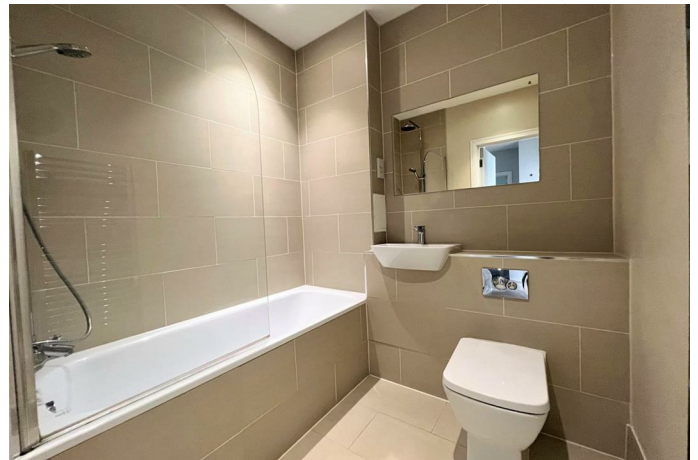
**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

Appointmoor are delighted to offer to the market this TWO BEDROOM, sixth floor, modern apartment. Located in a tree lined street along Victoria Avenue in the heart of Southend-on-Sea, this is perfect for commuting or working locally. The apartment offers a modern open plan living kitchen area with fitted appliances including integrated fridge freezer and fully tiled

bathroom which has a shower over the bath. With a balcony directly off the living room and two double bedrooms this apartment is perfect for modern day living. Call now to arrange a viewing. THIS PROPERTY COMES WITHOUT PARKING.



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 <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**