



TO LET

**Tyrrel Drive,
Southend-On-Sea SS1 2LN**

£1,150 PCM Deposit Required - £1,326 Council Tax Band - A

- Two Bedroom First Floor Flat
- Direct Access To Balcony Area
- Brand New Kitchen
- Bathroom With Shower Over The Bath
- Off Street Parking
- Large Living Room
- Central Southend Location
- Double Glazed Throughout
- Available Now
- Call To Arrange A Viewing

Appointmoor Rental
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Description

Appointmoor are pleased to offer this good sized first floor flat with direct access to a balcony area. The property boasts a good size living room and two bedrooms. The property benefits from double glazing throughout and gas central heating with off street parking. Located in Central Southend, this property offers great transport links around the City and is close to all local amenities. Call now to arrange a viewing.



Energy Efficiency Rating	
	Current
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 ₂) Rating	
	Current
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 APPOINTMOOR ESTATES ONLY