



# TO LET

## Manor Road, Westcliff-On-Sea SS0 7SE

£1,495 PCM   Deposit Required - £1,725   Council Tax Band - E

- Eighth Floor Apartment
- South Facing Balcony with Sea Views
- Two Double Bedrooms
- Large Lounge Diner
- Fitted Kitchen
- Bathroom & Shower Room
- Two Allocated Parking Spaces
- Lift to All Floors
- Moments from Seafront & Less Than 5 Min Walk to Westcliff 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](http://appointmoor.co.uk)

**appointmoor**



# Description

**\*\* AVAILABLE NOW \*\*** Superb two double bedroom apartment located on the eighth floor with private south facing balcony. Overcliff is a highly regarded apartment building located at the sea end of Manor Road, just moments from the seafront and less than a 5 min walk to Westcliff Train Station and local amenities. The apartment offers a spacious lounge diner with

south facing balcony offering far reaching Estuary views and further window to side aspect, good size separate kitchen, bathroom, shower room and two double bedrooms with fitted storage. Benefitting from two allocated underground parking spaces with further over ground residents communal parking. Passenger lift to all floors, secure Entryphone system and hallway storage cupboards. Viewing highly advised.



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	78	82
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 APPOINTMENT ONLY**