



## York Road, Southend-On-Sea, SS1 2BY

£2,100 Per Month

 1  0  0  D

Nestled on York Road in the charming area of Southend-On-Sea, this delightful first-floor flat offers a perfect blend of comfort and convenience. With a well-proportioned living space of 495 square feet, this property features one spacious bedroom, making it an ideal choice for individuals or couples seeking a cosy home.

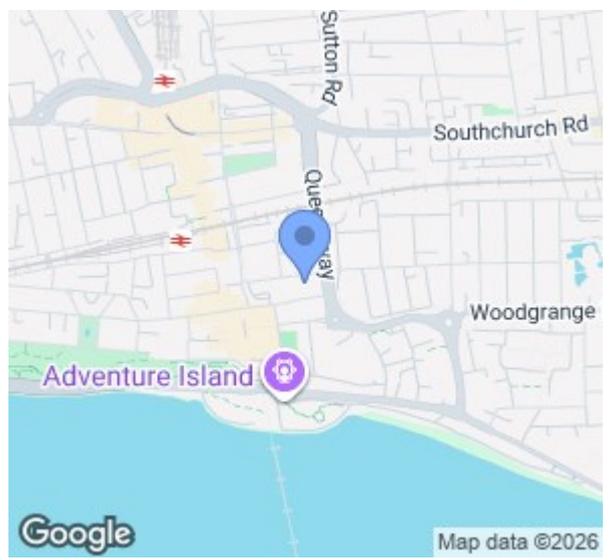
Upon entering, you will find a separate lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout.

This property is available for immediate occupancy, allowing you to settle in without delay. The location is superb, with easy access to local amenities, transport links, and the beautiful coastline that Southend-On-Sea is renowned for.

Whether you are looking to rent your first home or downsize to a more manageable space, this flat on York Road presents an excellent opportunity. Do not miss the chance to make this charming property your own.

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk