



# TO LET

**St. Vincents Road,  
Westcliff-On-Sea SS0 7PP**

**£1,250 PCM**

- Large Garden Flat
- Allocated Parking
- Two Double Bedrooms
- Conservation Area
- Modern Kitchen
- Integrated Appliances
- Summerhouse With Power Sockets
- Alarm System
- Immaculate Condition
- Available 1st July

**Appointmoor Rental** 72 The Ridgeway,  
Chalkwell, Westcliff, Essex, SS0 8NU  
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**appointmoor**



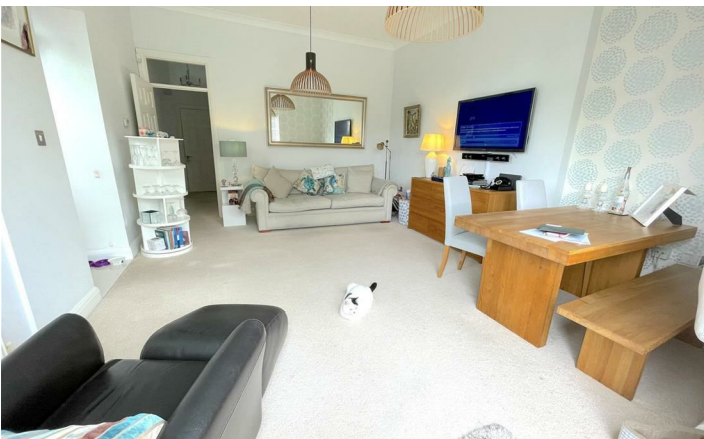
# Description

Immaculate TWO DOUBLE bedroom ground floor flat in this quiet residential location in the Conservation Area benefitting from ALLOCATED parking & a large private south facing REAR GARDEN. The property has a fantastic blend of modern & character features and viewings are highly recommended. The property consists of a LARGE living area with French doors leading out onto the private rear garden. Two DOUBLE bedrooms with French doors leading from the master bedroom into the garden. MODERN kitchen with integrated appliances & three piece bathroom suite with a shower over the bath.

Additional benefits include:

Summerhouse in the rear garden with power and plug sockets.  
 Alarm system.  
 Side access into rear garden.  
 Additional storage cupboard.  
 Short walk to C2C stations.

Call our lettings team for further details.



Energy Efficiency Rating	
	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	
	77
	77
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
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