



# TO LET

## Park Street, Westcliff-On-Sea SS0 7PD

£1,200 PCM Deposit Required - £1,384 Council Tax Band - B

- Central Southend Location
- Two Good Size Bedrooms
- Allocated Parking
- Fully Tiled Bathroom
- Modern Kitchen
- Double Glazed Throughout
- Bright And Airy
- Call Now To Arrange A Viewing

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

# Description

Appointmoor are delighted to offer to the rental market this spacious second floor apartment which is perfectly located in the centre of Southend-on-Sea. Whether you work locally or commute out of the area, this location is perfect as it offers links to both London Liverpool Street and London Fenchurch Street. Not to mention bus routes that are accessible from the London Road! There is a spacious living room to the front of the property, a modern fitted kitchen and fully tiled bathroom. The over the bath shower and built

in storage to the bathroom makes it perfect. There is one large double bedroom and one smaller double bedroom. The communal areas will soon be upgraded too! The property benefits from double glazed windows, gas central heating (n/t) and an allocated parking spot. The area is permit parking, so the parking space is an added bonus. Please call the office to arrange a viewing.



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			
		58	77
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**