



TO LET

Elmer Avenue, Southend-On-Sea SS1 1NB

£1,250 PCM Deposit Required - £1,442 Council Tax Band - B

- Central Southend Location
- Freshly Painted Throughout
- New Flooring Throughout
- Modern Bathroom
- Larger Than Average Kitchen
- Private Section Of Garden
- Gas Central Heating
- Large Main Bedroom
- Close To Train Lines
- Call To Arrange A Viewing

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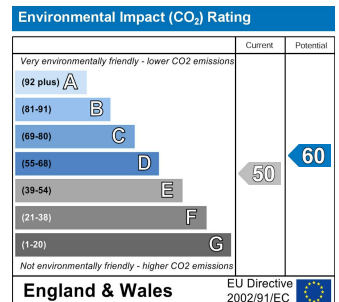
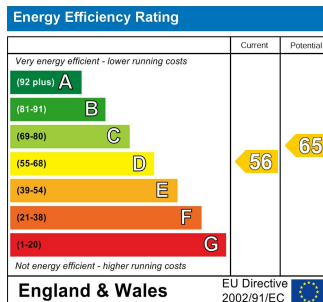
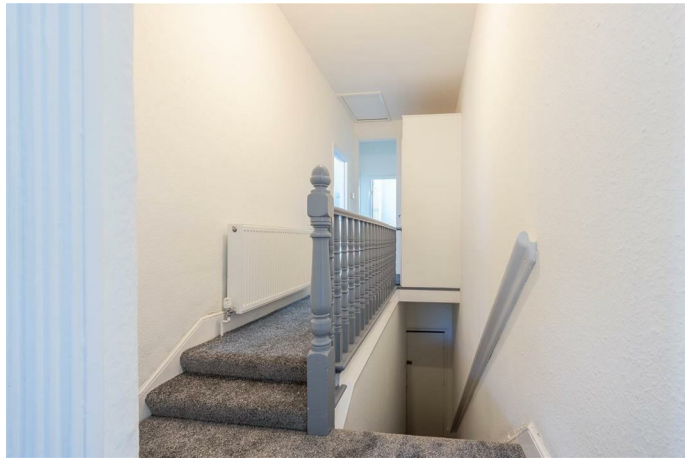
Description

A two bedroom, first floor flat situated in the heart of Southend City. Within walking distance to Southend Central Station and all of what Southend has to offer.

The property has been recently renovated with high quality carpets and painted throughout, in addition featuring a spacious kitchen with

modern inset sink and drainer, also with plenty of cupboard space for your belongings.

The property also comes with a private garden area at your disposal. Call now to arrange a viewing.



AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**