



TO LET

**Leigh Road,
Leigh-On-Sea SS9 1JL**

£650 PCM

- Central Leigh Location
- Ideal For Single Professional
- Fully Furnished
- Modern Communal Kitchen
- Two Modern Communal Shower Rooms

Appointmoor Rental 72 The Ridgeway,
Chalkwell, Westcliff, Essex, SS0 8NU
T. 01702 719 966 W. appointmoor.co.uk

appointmoor

Description

**** IDEAL FOR SINGLE PROFESSIONALS - ALL BILLS INCLUDED **** This ULTRA MODERN refurbished property is situated on Leigh Road with easy access to Chalkwell Mainline Station & just a short walk to Leigh Broadway. This property consists of a large shared kitchen/breakfast room INCLUDING ALL APPLIANCES, double glazing throughout, gas central heating, TWO LARGE SHOWER ROOMS, laminated flooring, FIBRE OPTIC INTERNET ACCESS.

Shared kitchen/Breakfast room (23'6" by 9'2")
Down lighters, high gloss eye level and base level units, roll top work surfaces incorporating a ceramic induction 4 ring hob, stainless steel under oven and over extractor fan, stainless steel sink and single drainer with mixer taps, breakfast bar with stools, double fridge freezer, washing machine and tumble dryer, tiled splash backs, power points, wall

mounted boiler, double glazed window and door to the rear access, Amtico flooring.

Shower room 1
3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted mains rainfall shower, fully tiled, heated towel rail, double glazed frosted window to the rear aspect, shaving point and a wall mounted mirrored cabinet, non slip flooring.

Shower room 2
3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted mains rainfall shower, fully tiled, coving, heated towel rail, double glazed frosted window to the rear aspect, shaving



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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC