



TO LET

**Southend Road,
Hockley SS5 4LX**

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

- TWO BEDROOM FLAT
- FIRST FLOOR
- GREAT LOCATION
- DOUBLE GLAZED THROUGHOUT
- OPEN PLAN LIVING ROOM
- INTEGRATED APPLIANCES
- GOOD SIZE ENTRANCE HALL
- CALL NOW TO ARRANGE A VIEWING

Description

FIRST FLOOR APARTMENT TO RENT in this sought after purpose built block WHICH COULD BE AVAILABLE NOW. The apartment consists of a good size open plan living room and kitchen which consists of an integrated fridge freezer and washing machine. Two bedrooms, one double and one small size double room with a fully tiled bathroom & with shower over the

bath. This property benefits from allocated parking, the block is highly desirable and is in a great location. This property does not allow pets due to the terms of the lease.



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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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| 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