



TO LET

**Victoria Avenue,
Southend-On-Sea SS2 6DQ**

£1,000 PCM Deposit Required - £1,153 Council Tax Band - B

- Fifth Floor One Bed Apartment
- Ultra Modern Spec Throughout
- Fitted Kitchen
- Lift Access to All Floors
- No Parking Available
- Balcony
- CCTV Entry System
- Integrated Appliances
- Close to Local Amenities
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

This one double bedroom apartment located on the fifth floor of this purpose built block consists of spacious open plan lounge with modern fitted kitchen with integrated appliances, access to balcony, modern bathroom. CCTV video entry system & lift access to all floors. PLEASE NOTE THIS PROPERTY COMES WITH NO PARKING.

Southend Victoria Station is situated 0.2 miles (0.3 km) from the property providing regular and direct services to London Liverpool Street with a quickest journey time of 58 minutes. Southend Central Station is located to the south providing direct services to London Fenchurch Street with a quickest journey time of 51 minutes. London Southend Airport is located 1.5 miles (2.4 km) to the north of the town centre.



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	

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