



TO LET

**St. Vincents Road,
Westcliff-On-Sea SS0 7PP**

£1,450 PCM

- Large Garden Flat
- Allocated Parking
- Two Double Bedrooms
- Conservation Area
- Modern Kitchen
- Integrated Fridge & Oven
- Summerhouse With Power Sockets
- Modern Bathroom
- Immaculate Condition
- Call To Arrange A Viewing

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

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Description

Immaculate TWO DOUBLE bedroom ground floor flat in this quiet residential location in the Conservation Area benefitting from ALLOCATED parking to the rear & a large private south facing REAR GARDEN. The property has a fantastic blend of modern & character features and viewings are highly recommended. The property consists of a LARGE living area with

French doors leading out onto the private rear garden. Two DOUBLE bedrooms with French doors leading from the master bedroom into the garden. MODERN kitchen & three piece bathroom suite with a shower over the bath.



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		
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