



TO LET

**Guildford Road,
Southend-On-Sea SS2 5BH**

£895 PCM

- Redecorated Throughout
- New Carpets Throughout
- Two Good Size Bedroom
- En Suite
- Allocated Parking
- Short Walk to Southend Centre
- Private Patio
- Double Glazing Throughout
- Short Walk from Southend
- Fitted Wardrobes

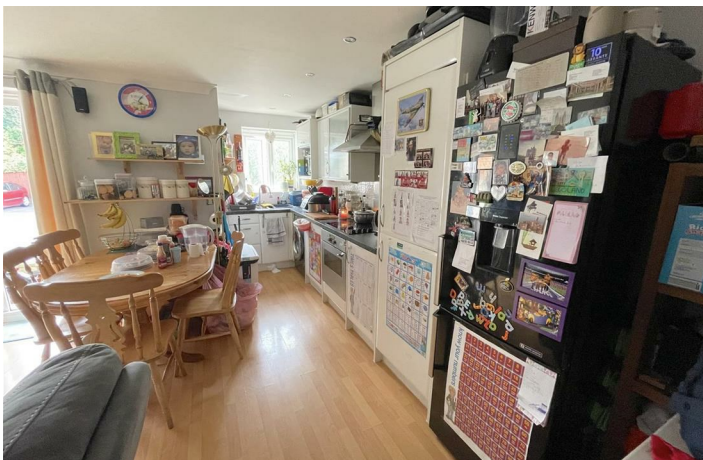
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Description

PROPERTY BEING REDECORATED THROUGH OUT Two bedroom ground floor apartment with allocated parking in this central location of Southend on Sea. The property consists of a spacious open plan living room/kitchen, two good size bedrooms with an ensuite bathroom to the master bedroom, three piece bathroom and a private patio area from the living room. A

short walk to Southend Town Centre, train links to London and local bus routes. Double Glazing Throughout. Call today to arrange a viewing.



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	