



# TO LET

**Pall Mall,  
Leigh-On-Sea SS9 1RF**

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

- One Bedroom Flat
- Good Size Double Bedroom
- Open Plan Living Room
- Good Size Bathroom
- Parking On A First Come First Serve Basis
- Double Glazed Throughout
- Storage Cupboard Off Main Bedroom
- Call Now To Arrange A Viewing

## Description

Appointmoor are pleased to offer this one bedroom ground floor flat available to rent. With a large living space and open plan kitchen the flat is bright and airy. The bedroom is a good sized double room with fitted style wardrobes and the bathroom offers a shower over the bath. Parking is available on a first come first serve basis. Call now 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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