



TO LET

**Preston Road,
Westcliff-On-Sea SS0 7NB**

£1,700 Per Month Deposit Required - £1,961 Council Tax Band - B

- Newly refurbished
- 2 bedrooms with ensembles
- Large kitchen/dining space
- Spacious living room
- Private garden space
- Walking distance to train station
- Close to local amenities
- Private balcony space

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

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Description

This delightful two-bedroom apartment offers a perfect blend of modern living and comfort. The property has been newly refurbished, ensuring a fresh and inviting atmosphere for its new occupants.

This home features two well-appointed bedrooms, each with its own ensuite bathroom and one with a private balcony, providing both privacy and convenience. The large kitchen, is perfect for those who enjoy cooking and entertaining. With ample space for dining, it creates a warm and welcoming environment for family gatherings or social occasions.

One of the standout features of this property is the access to a lovely

garden, offering a serene outdoor space to relax and unwind. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden provides a wonderful extension of your living space.

Located in the desirable Westcliff-On-Sea, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The nearby coastline adds to the appeal, providing opportunities for leisurely walks and seaside activities.



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		
	71	76
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 APPOINTMENT ONLY