



TO LET

**London Road,
Leigh-On-Sea SS9 2UR**

£1,250 PCM

- Two Bedroom Luxury Apartment
- Large Living Area
- Open Plan Fully Fitted Kitchen
- Integrated Appliances
- One Large Double Bedroom
- One Small Double Bedroom
- Modern Bathroom Suite
- Private Roof Terrace
- Off Street Parking
- Let On Furnished Basis

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Description

Appointmoor Estates are delighted to bring to the lettings market this rare opportunity in Leigh on Sea this stunning two bedroom luxury apartment. The property is located on the top floor and has been refurbished to the highest of standards throughout and will be let on a furnished basis. Consisting of one large double bedroom & one small double bedroom, a

spacious open plan fully fitted kitchen with appliances, living room/dining area leading to a private roof terrace which boasts panoramic views of Leigh & The Estuary and a modern luxury bathroom suite. Also includes an off street parking to the back aspect. Call our lettings team to arrange a viewing. Working professionals only.



| 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 | | |
| | | 79 |
| | 62 | |
| | 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 | | |
| | | 82 |
| | 60 | |
| | EU Directive 2002/91/EC | |