



TO LET

**Undercliff Gardens,
Leigh-On-Sea SS9 1EA**

£1,450 PCM Deposit Required - £1,673 Council Tax Band - B

- Two Bedrooms
- Ground Floor
- Modern Fitted Kitchen
- Modern Bathroom
- Good Size Lounge
- Views Across The Estuary from Lounge & Bedroom
- Gas Central Heating (n/t)

Appointmoor Rental
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Description

* NEWLY REFURBISHED * Appointmoor Estates are delighted to present to the rental market this TWO DOUBLE BEDROOM ground floor apartment with PANORAMIC ESTUARY VIEWS. The property has just been refurbished throughout to a very high standard. The property consists of a large lounge with estuary views. One large double bedroom and one

smaller double bedroom. Large fitted kitchen with space for a small dining area. Modern three piece bathroom. Gas central heating (n/t). Double glazed throughout. Walking distance to both Chalkwell station and the popular Leigh Broadway. Call our lettings team for further details.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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