



TO LET

**Fleetwood Avenue,
Westcliff-On-Sea SS0 9RE**

£925 PCM Deposit Required - £1,067 Council Tax Band - A

- Recently Refurbished
- First Floor One Bedroom Flat
- New Modern Kitchen
- Beautiful Bathroom
- Shower Over Bath
- Tastefully Decorated
- Close To Local Amenities
- Gas Central Heating (n/t)
- Call To Arrange Viewings
- Council Tax Band A

Appointmoor Rental
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Description

We are pleased to welcome to the rental market this tastefully refurbished one bedroom first floor flat. The property has been renovated to a very good standard and has a modern fitted kitchen with a ceramic hob, fitted oven and high gloss white cupboards. The bathroom benefits from an over the bath shower and modern retro tiles. New carpets and freshly

painted throughout. Available immediately and viewing is highly recommended. Council Tax Band A.



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	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**