



# TO LET

## Seaforth Road, Westcliff-On-Sea SS0 7SH

£1,595 PCM Deposit Required - £1,840 Council Tax Band - D

- Stunning Seafront Apartment
- Two Bedrooms
- Estuary Views
- Spacious Lounge/Diner with South Facing Balcony
- Modern Fitted Kitchen
- Modern Shower Room
- Additional Second WC
- Close Proximity To Westcliff Train Station
- Communal Garden
- Walking Distance To Westcliff Station

**Appointmoor Rental**  
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**appointmoor**

# Description

**\*\*STUNNING SEAFRONT APARTMENT\*\*** We are pleased to offer this incredible fourth floor apartment in the Argyll House, offering uninterrupted Estuary views from the private south facing balcony. The property benefits from having a spacious lounge/diner, modern fitted kitchen with integrated appliances and breakfast bar, modern shower room with an

additional second WC, the master bedroom benefits from having fitted furniture. The property has recently fitted carpets throughout and is neutrally decorated. The building benefits from stair and lift access to all floor and externally benefits having attractive communal areas. Off street parking. Call now to arrange an appointment to view. There is an option to rent a Garage at an additional fee.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	65
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	51	59
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**