



TO LET

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

£1,500 PCM Deposit Required - £1,730 Council Tax Band - B

- Two Bedroom Flat
- Located On The Ground Floor
- Private Access To A Rear Garden
- Modern Neutral Decor Throughout
- Modern Shower Room
- Kitchen With Fridge Freezer & Washing Machine
- Located A Short Walk From Hamlet Court Road
- Modern Well Maintained Communal Area
- Off Street Parking
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

Appointmoor are pleased to offer a selection of two bedroom apartments located conveniently on Preston Road, Westcliff-on-Sea which is located a short walk from the local Train Station. The property benefits from a modern bathroom with on trend gold accessories. A modern kitchen with fridge freezer and washing machine. The property has been decorated to a

high standard and has a modern hard flooring throughout. There is also a private garden to the rear. Please call now to arrange a viewing.



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: 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