



TO LET

**Cotswold Road,
Westcliff-On-Sea SSO 8AB**

£1,350 PCM Deposit Required - £1,557 Council Tax Band - B

- First Floor Flat
- Two Bedrooms
- Modern Condition Throughout
- Private Rear Garden
- Fully Double Glazed
- Convenient for Westcliff c2c Station
- Close To Local Bus Routes
- Close To Hamlet Court Road
- Call Now To Arrange Viewing

Appointmoor Rental
72 The Ridgeway, Chalkwell, Westcliff, Essex, SSO 8NU
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appointmoor

Description

Appointmoor have available to let this two bed first floor flat located in central Westcliff on Sea. The property is very well presented throughout and consists of a spacious lounge with feature fireplace and large bay window, modern fitted kitchen with integrated fridge, one large double bedroom, second small double bedroom, modern fitted bathroom with separate WC.

Direct access to private rear garden. Gas central heating. Fully double glazed.

Located within walking distance of Hamlet Court Road, Westcliff c2c Train Station and local amenities.

Call today to arrange a viewing!



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