



# TO LET

## Rectory Grove, Leigh-On-Sea SS9 2BF

£1,700 PCM Deposit Required - £1,961 Council Tax Band - F

- Luxury Development
- Fourth Floor Apartment
- Two Double Bedrooms
- Spacious Lounge
- Contemporary Open Plan Kitchen
- Modern Bathroom
- En-Suite to Master Bedroom
- Residents Gym
- Secure Underground Parking
- Concierge Service

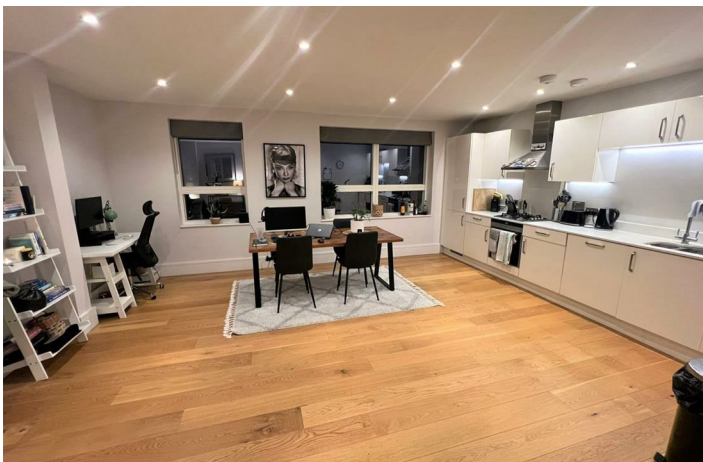
**Appointmoor Rental**  
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**appointmoor**

# Description

Appointmoor have to offer this luxury purpose built fourth floor apartment situated in a wonderful location in the centre of Leigh on Sea. It consists of modern decor throughout & integrated appliances in the open plan kitchen/lounge with west facing views. Two double bedrooms. A modern fitted bathroom with an en-suite to the master bedroom. A

south facing communal roof garden which overlooks the estuary. Concierge and Gym included. Within walking distance of Leigh station and the popular Leigh Broadway. Please call our lettings team for further details.



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		
	83	83
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	89	89
	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**