



# TO LET

## Eastern Esplanade, Southend-On-Sea SS1 2YH

£1,275 PCM Deposit Required - £1,471 Council Tax Band - D

- Seafront Apartment
- Stunning Uninterrupted Seaviews
- Modern Kitchen With Integrated Appliances
- Two Double Bedrooms
- Modern Three Piece Bathroom
- Secure Off Street Parking
- Double Glazed Throughout
- Seafront Location
- Third Floor Apartment
- Call To Arrange Viewing

**Appointmoor Rental**  
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**appointmoor**

# Description

\*\*\* AVAILABLE NOW \*\*\* STUNNING APARTMENT DIRECTLY ON THE SEAFRONT\*\* Appointmoor Estates have available for rent this immaculate two double bedroom third floor apartment located on Southend Seafront. PLEASE NOTE THIS APARTMENT HAS NO LIFT. The property has recently been modernised throughout and consists of a large white gloss fitted kitchen with

integrated appliances, a spacious living room with large floor to ceiling window with uninterrupted the estuary views, two good size double bedrooms, one with fitted storage and a fully tiled modern fitted bathroom suite. Fully double glazed. Walking distance to Southend East mainline station. Call our lettings team 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	44	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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	52	71
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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**