



TO LET

Chalkwell Avenue, Westcliff-On-Sea SS0 8NL

£1,395 PCM Deposit Required - £1,609 Council Tax Band - C

- Two Bedroom Flat
- Ground Floor
- Balcony Area To Rear
- Allocated Off Street Parking To Rear
- Great Location
- Tree Lined Street
- Miele Appliances
- Modern Kitchen & Shower Room
- Viewing Is Highly Recommended
- Available Now

Appointmoor Rental
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Description

Appointmoor are pleased to offer this modern ground floor flat which has been redecorated throughout to a high standard and is located on the prestigious Chalkwell Avenue. The flat offers a modern kitchen with Miele oven and extractor fan, dishwasher, washing machine, modern worktops and kitchen cupboards. The shower room benefits from a floating toilet with

concealed cistern, modern walk in shower which is fully tiled & mirrored storage cabinet. The bedrooms are good sizes with a balcony to the rear which is west facing and provides a pleasant space to relax and unwind. The property offers off street parking and an allocated space. Call now to arrange an accompanied 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