



# TO LET

**Leigh Hall Road,  
Leigh-On-Sea SS9 1RN**

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

- Semi detached house
- Two Bedrooms
- Quiet Location
- Modern Fitted Kitchen
- Good Size Living Room
- Storage Heaters
- Double Glazing
- Walking Distance Of Leigh Broadway
- Electric Usage Included In Monthly Rent
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
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**appointmoor**



## Description

**\*\* AVAILABLE NOW \*\*** Appointmoor welcome to the market this charming semi detached home which boasts a modern kitchen with integrated appliances and granite worksurfaces, lounge & downstairs w/c. Upstairs there are 2 bedrooms & a bathroom. Double glazing & storage heating. Within walking distance of Leigh Broadway with its vast array of shops, bars & restaurants and

Leigh Mainline Station. Viewing strongly advised. Please note the electric is included in the monthly rent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 <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		
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**