



# TO LET

## Anerley Road, Westcliff-On-Sea SS0 7HJ

£2,200 PCM Deposit Required - £2,538 Council Tax Band - D

- Four Bedroom House
- Could Be Used As A Five Bedroom Home
- Fully Refurbished
- Brand New Modern Kitchen
- New Modern Four Piece Bathroom
- En-Suite Shower Room
- Brand New Flooring Throughout
- Cloakroom To The Ground Floor
- Close To Hamlet Court Road
- Available Now

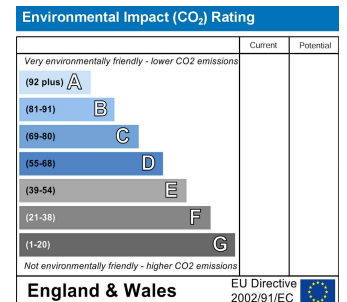
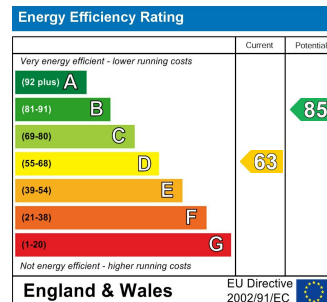
**Appointmoor Rental**  
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T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

# Description

Appointmoor are pleased to rent this FOUR/FIVE bedroom family home which has been fully refurbished throughout with a modern fitted kitchen, cloakroom to the ground floor and separate utility room which has space for a washing machine. To the first floor there are four bedrooms, including one small box room which could be used as a home office. One of the

bedrooms offers a modern en-suite shower room with the main bathroom including a bath and separate shower. Situated very closely to Hamlet Court Road and Westcliff Train Station. Call now to arrange a viewing.



**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**