



# TO LET

**Leigh Road,  
Leigh-on-Sea SS9 1JH**

**£1,400 PCM   Deposit Required - £1,615   Council Tax Band - New Build**

- Newly Refurbished
- Two Double Bedrooms
- Brand New Fitted Kitchen
- Modern Bathroom
- First Floor
- Central Leigh on Sea Location
- On Trend Herringbone Flooring
- Stones Throw To Local Beach
- Quirky Nook For Desk Space On Landing
- Call Now To Arrange A Viewing

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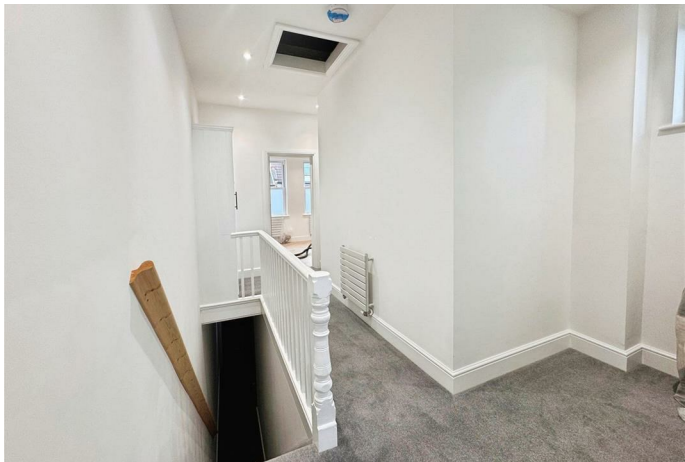
# Description

Situated in the heart of Leigh-on-Sea & the desirable Leigh Road, this immaculate first-floor flat offers a delightful blend of modern living and convenience. Newly refurbished, the property boasts a fresh and inviting atmosphere, making it an ideal choice for those seeking a comfortable home.

The flat features a well-proportioned reception room with open plan kitchen, perfect for relaxation or entertaining guests. With two spacious bedrooms, there is ample room

for rest and privacy. The bathroom is thoughtfully designed, ensuring functionality and style with a shower over the bath.

One of the standout features of this property is the nook for a desk, providing an excellent space for those who work from home or require a quiet area for study. The central location means you are just a stone's throw away from local amenities, shops, and the vibrant community that Leigh-on-Sea is known for.



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	43	43
(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**