



# TO LET

**Victoria Avenue,  
Southend on Sea SS2 6DQ**

**£1,050 PCM Deposit Required - £1,211 Council Tax Band - B**

- ONE BEDROOM APARTMENT
- SIXTH FLOOR
- MODERN KITCHEN
- MODERN BATHROOM WITH SHOWER
- INTEGRATED KITCHEN APPLIANCES
- LIFT TO ALL FLOORS
- VIDEO ENTRY SYSTEM
- PARKING AVAILABLE
- CLOSE TO ALL LOCAL AMENITIES
- CALL NOW TO ARRANGE A VIEWING

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

# Description

Sixth Floor ONE BEDROOM apartment to the front aspect WITH PARKING & private balcony

We are pleased to introduce this one double bedroom apartment with private balcony in a central Southend location. This tree lined avenue benefits from an array of amenities close by including bars/shops/restaurants. The development includes CCTV video entry system & lift access to all floors.

Southend Victoria Station is situated 0.2 miles (0.3 km) from the property providing regular and direct services to London Liverpool Street with a

quickest journey time of 58 minutes. Southend Central Station is located to the south providing direct services to London Fenchurch Street with a quickest journey time of 51 minutes. London Southend Airport is located 1.5 miles (2.4 km) to the north of the town centre.

Please note that the images shown are for marketing purposes and may depict a similar property within the development. Individual property layouts, fixtures, fittings, and finishes may vary. Prospective tenants/purchasers are advised to satisfy themselves as to the accuracy of the information provided.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	77	77
(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 <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:** 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