



TO LET

Rectory Grove, Leigh-On-Sea SS9 2HJ

£1,000 PCM Deposit Required - £1,153 Council Tax Band - A

- Private allocated parking
- Leigh broadway location
- Large lounge space
- Double bedroom
- Spacious kitchen
- Close to station
- Close to local amenities

Appointmoor Rental
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU
T. 01702 719 966 W. appointmoor.co.uk

appointmoor

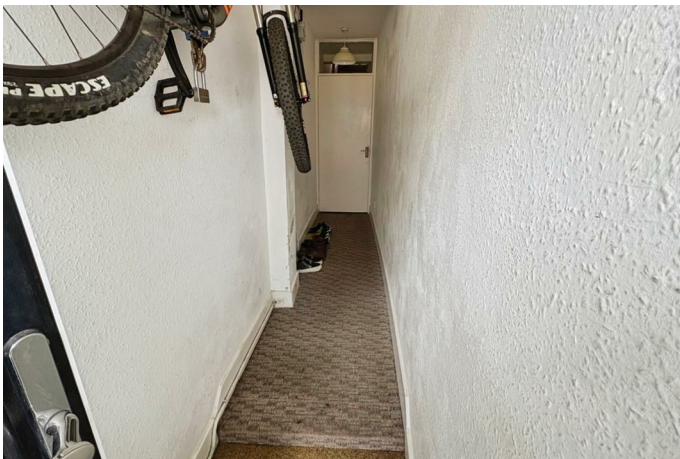
Description

Nestled in the charming area of Rectory Grove, Leigh-On-Sea, this delightful first-floor apartment offers a perfect blend of character and modern living.

This one-bedroom flat features a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The private entrance adds an element of exclusivity, making it an ideal retreat for those seeking a peaceful abode.

The apartment comprises a well-appointed bedroom and a bathroom, catering to all your essential needs. Additionally, the property benefits from an allocated parking space, a rare find in such a desirable location, ensuring convenience for residents and visitors alike.

Situated near Leigh Broadway, you will find an array of shops, cafes, and local amenities just a stone's throw away, making this property not only a comfortable home but also a gateway to the vibrant community life that Leigh-On-Sea has to offer.



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 APPOINTMENT ONLY