



# TO LET

## **Buxton Avenue, Leigh-On-Sea SS9 3UB**

**£2,500 PCM   Deposit Required - £2,884   Council Tax Band - F**

- THREE BEDROOM FAMILY HOME
- DETACHED WITH LARGE GARDEN
- DUAL ASPECT LIVING ROOM
- DOWNSTAIRS W/C
- GOOD SIZE KITCHEN
- MODERN BATHROOM TO FIRST FLOOR
- FITTED WARDROBES IN MAIN BEDROOM
- HOUSE WILL BE FRESHLY DECORATED
- NEW CARPETS WILL BE LAID
- VIEWING IS HIGHLY RECOMMENDED

**Appointmoor Rental**

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**appointmoor**



# Description

Appointmoor are pleased to offer to the rental market this imposing three bedroom detached house on a large plot situated on a quiet residential street situated close on the popular Highlands Boulevard. The house offers a spacious living area and large rear garden backing on to a local nature reserve. The house will be redecorated throughout in a neutral

decor and offer new carpets throughout. There is a good size kitchen and downstairs w/c to the ground floor. The driveway offers parking for 3/4 vehicles and benefits from a garage. The main bedroom is a large double, dual aspect room with ample storage, the second bedroom boasts a fitted wardrobe with a further smaller third bedroom. Viewing is highly recommended.



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 <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**