



TO LET

Fairfax Drive, Westcliff-On-Sea SS0 9RQ

£1,295 PCM Deposit Required - £1,494 Council Tax Band - B

- Two Bedroom Maisonette
- First Floor Flat
- Modern Kitchen With Oven
- Balcony To Rear Over Looking Shared Garden
- Access To A Shared Garden
- Fully Tiled Bathroom
- Freshly Painted Throughout
- Close To Southend Hospital
- Double Glazed Throughout
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

Two bedroom first floor maisonette in the heart of Westcliff on Sea and close to Southend University Hospital. Brand new modern kitchen and modern bathroom which is fully tiled and benefits from a shower over the bath. Rear balcony area with direct access to a shared garden. Good size living room, large double bedroom and single bedroom. Call now to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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