# 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**

# 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 | | 73 |
| (55-68) D | | |
| (39-54) E | 64 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales — EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

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