



TO LET

**Boscombe Road,
Southend-On-Sea SS2 4JP**

£950 PCM

- One Double Bedroom Flat
- First Floor Accommodation
- South Facing Large Lounge
- Three Piece Bathroom Suite
- Street Parking Available
- High Ceilings
- Character Features Throughout
- Close To Mainline Train Stations
- Gas Central Heating (n/t)
- Council Tax Band - B

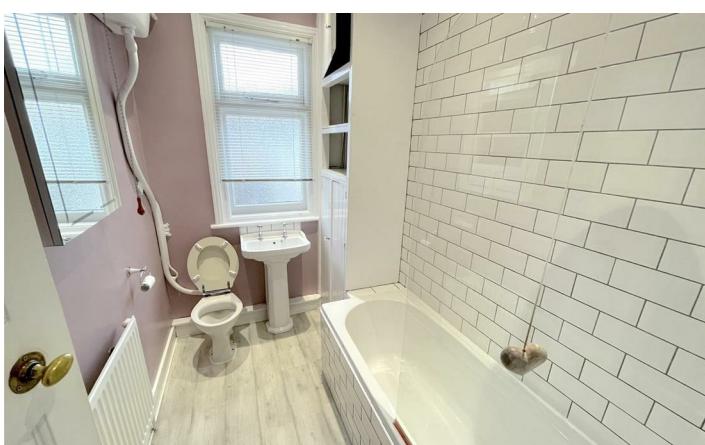
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Description

Charming one double bedroom first floor flat to let situated close to Southend Town Centre & Southend Mainline Train Stations (Southend East, Southend Victoria & Southend Central). The property consists of a generous sized south facing lounge which lets in plenty of light. One double bedroom. Modern fitted three piece bathroom suite with a shower over the bath.

Fitted kitchen with ample storage space. Street parking available. Call our lettings team for further details or to arrange a viewing. Council Tax Band - B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(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	