



# TO LET

## Kenilworth Gardens, Westcliff-On-Sea SS0 0BN

£1,700 PCM Deposit Required - £1,961 Council Tax Band - D

- Modern Spec
- Recently Refurbished
- Large Accommodation
- Two Reception Rooms
- Two Double Bedrooms
- One Single Bedroom
- Ample Parking
- Separate Garage
- Double Glazing
- Gas Central Heating

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

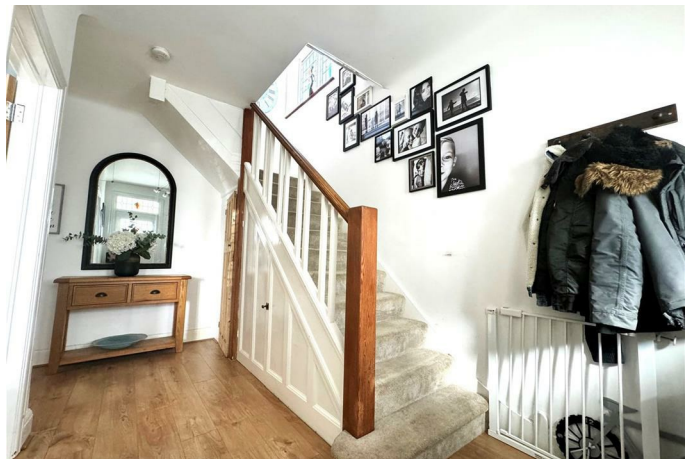
**appointmoor**



# Description

RECENTLY REFURBISHED THREE bedroom semi detached house located close to St Thomas More School & Southend Hospital. The property has recently undergone a complete refurbishment throughout and consists of a modern open plan kitchen dining room with tiled flooring with direct access to a large garden. The property consists of a large living

area which has been tastefully decorated. Ample parking available on the driveway and a separate garage included. The property consists of TWO DOUBLE BEDROOMS and one single bedroom. Call our lettings team to arrange an accompanied viewing.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
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	84
(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	
44	
EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointment 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 APPOINTMENT ESTATES ONLY**