



TO LET

Cranley Road, Westcliff-On-Sea SS0 8AJ

£1,350 PCM Deposit Required - £1,557 Council Tax Band - B

- First Floor Flat
- Two Double Bedrooms
- Central Location
- Access To Private Garden
- Recently Refurbished
- Close To Westcliff Station
- Convenient Location
- Double Glazed Throughout
- Gas Central Heating (n/t)
- Call To Arrange A Viewing

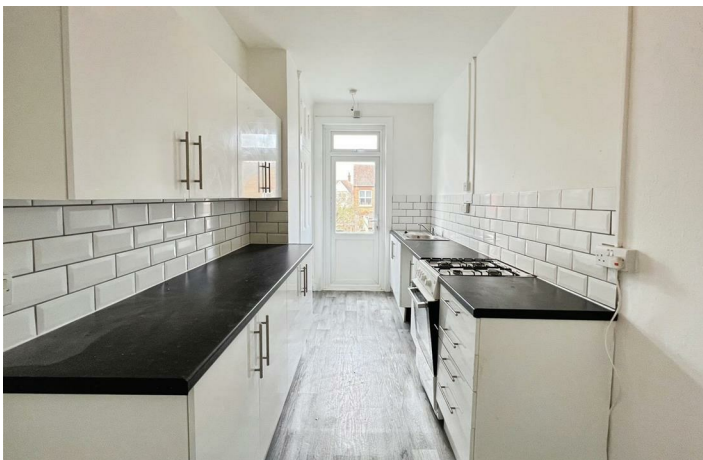
Appointmoor Rental APMS
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Description

Appointmoor Estates have available to rent this recently refurbished two double bedroom first floor flat situated in the heart of Westcliff on Sea and a short stroll to Westcliff train station and Hamlet Court Road. It consists of a spacious light and airy lounge, fitted kitchen with white gloss units and modern retro style tiles. Three piece bathroom suite with shower over the bath and

stylish new tiles. Two good size double bedrooms with the second bedroom benefiting from direct access to a small balcony area over looking the front garden. There is direct access to a private rear garden, call our lettings team 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	78
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: 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**