



**BALMORAL APARTMENTS, WESTCLIFF-ON-SEA, ESSEX, SS0**  
**£995 PER MONTH UNFURNISHED**

## LUXURY TWO BEDROOM APARTMENT

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Winkworth are delighted to offer for rent this luxury two bedroom apartments. Located in a popular residential area south of the London Road conveniently close to an excellent range of amenities including shops, schools and Westcliff mainline railway station ideal for commuting to the City.

## ACCOMMODATION

**About The Property** - This apartment is close to fashionable Leigh's Broadway bars, restaurants and cafes and the quaint cobbled streets of Old Leigh.

Flat 10 is located to the rear of the building and offers 77 square meters of accommodation

The apartment benefits from an open plan living area with Juliet balcony offering sea views to the rear aspect, a luxury fitted kitchen with Bosch integrated appliances including washer/dryer, dishwashers, oven & hob.

Contemporary white bathroom suite with chrome mixer taps, wall hung W.C. with inset push flush system, wall hung wash hand basin, bath with chrome mixer taps separate shower with wall mounted Rain head shower. Ceramic tiled walls, wall mounted mirror with storage behind.

There are two large double bedrooms with ample

space for beds and furniture.

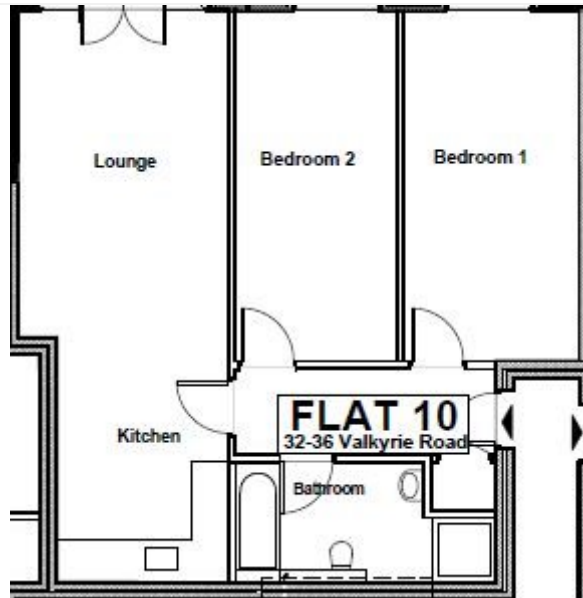
**Floor & Wall Finishes** - There is twist pile carpeting to bedrooms, wood effect flooring to halls and the open plan lounge / kitchen area, ceramic tiled floors to the bathroom

Walls finished with light grey matt emulsion, woodwork finished in white.

There is an allocated parking space, entry phone system and landscaped communal gardens.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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