

**TO LET**



**Royal Court, Richmond Avenue**  
**£1,200 pcm**

  
**MARTIN&CO**

## Second Floor Apartment, 3 bedroom, 2 bathroom

£1,200 pcm

Date available: 28th November 2020

Deposit: £1,384.61

Unfurnished

Council Tax band: C

- THREE BEDROOM APARTMENT
- SECOND FLOOR
- LARGE BALCONY
- LUXURY FITMENTS
- SENSOR ECO LIGHTING
- WALKING DISTANCE FROM SEAFRONT

\*\*\* MODERN HIGH SPEC THREE BEDROOM  
APARTMENT SITUATED IN CENTRAL SOUTHEND \*\*\*

This large apartment consists of two double bedrooms, and one large single which all lead to the balcony that stretches along the front, a large living room, fitted kitchen with appliances and family bathroom with an en-suite to the master bedroom.

It also benefits from eco sensor lighting, double glazing throughout, gas central heating, laminate flooring



throughout and is located in the town centre being walking distance away from the seafront, mainline station and shops.

No pets, early viewing advised

KITCHEN 11' 3" x 10' 2" (3.437m x 3.122m)

LOUNGE 25' 5" x 11' 0" (7.753m x 3.362m)

MASTER BEDROOM WITH ENSUITE 11' 2" x 11' 0" (3.427m x 3.371m)

ENSUITE 7' 6" x 5' 10" (2.303m x 1.785m)

BEDROOM TWO 10' 3" x 8' 10" (3.129m x 2.695m)

BEDROOM THREE 11' 1" x 6' 3" (3.394m x 1.913m)

ENTRANCE HALL 9' 1" x 5' 11" (2.794m x 1.809m)

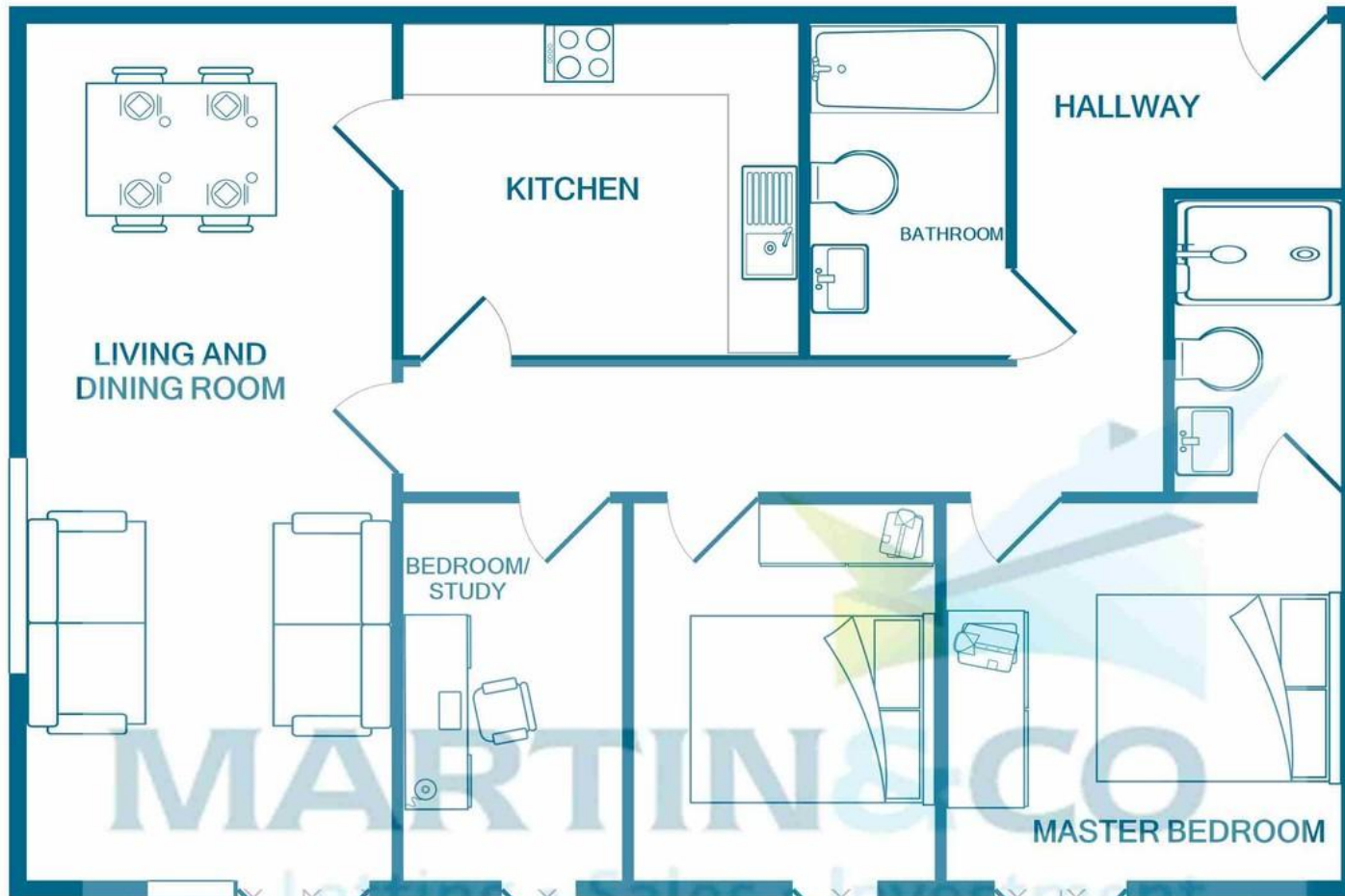
BATHROOM 10' 4" x 5' 9" (3.162m x 1.769m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





## Martin & Co Southend

134a - 136a London Road • Southend-On-Sea • SS1 1PQ  
 T: 01702 430417 • E: southend@martinco.com

# 01702 430417

<http://www.martinco.com>



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