

SCOTT &  
STAPLETON

SOUTHVIEW DRIVE  
Westcliff-On-Sea, SS0 9QD  
£1,250 PCM





**SOUTHVIEW DRIVE**  
**WESTCLIFF-ON-SEA, SS0 9QD**

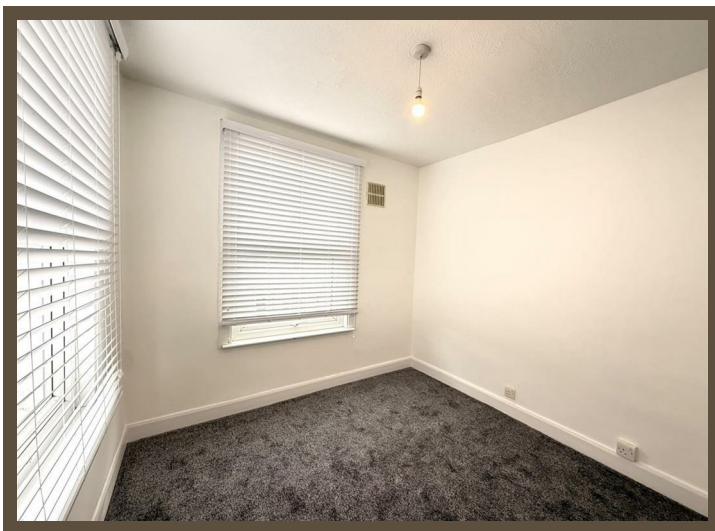
**£1,250**  
**pcm**

Scott & Stapleton are delighted to offer for rent this well presented first floor flat located in a convenient location close to Southend hospital & all other amenities.

The property benefits from 2 good size bedrooms, spacious lounge & fitted kitchen & bathroom.

Walking distance of local shops, schools, parks and everything else you could need. A great opportunity for a delightful starter flat.

Available immediately.



## Accommodation comprises

Communal entrance door leading to communal entrance with stairs to first floor. Personal entrance door leading to:

### Entrance hall

### Lounge/diner

4.93 x 2.34 (16'2" x 7'8")

### Bedroom 1

2.77 x 2.62 (9'1" x 8'7")

### Bedroom 2

2.64 x 2.10 (8'7" x 6'10")

### Kitchen

3.68 x 1.4 (12'0" x 4'7")

### Shower room

2.26 x 0.99 (7'4" x 3'2")



Information on this page is intended to provide a general overview of the property and is not intended to constitute an offer of any financial product. It is not intended to be used as a basis for investment decisions. The information is provided for general information only and does not constitute an offer of any financial product. It is not intended to be used as a basis for investment decisions. The information is provided for general information only and does not constitute an offer of any financial product.

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			
England & 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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