

**SCOTT &  
STAPLETON**

**SOUTHCHURCH**  
Southend-On-Sea, SS2 4UX  
**£1,350 Per Month**





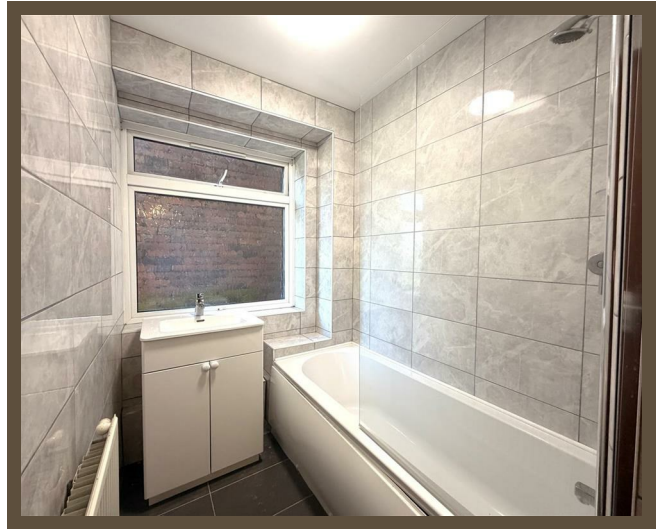
**SOUTHCHURCH**  
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Scott & Stapleton are delighted to offer for rent this large, bright ground floor purpose built apartment situated within a sought after development in Thorpe Bay.

This super property benefits from 2 double bedrooms, a modern fitted bathroom, recently fitted kitchen with integrated appliances & a massive, triple aspect lounge/diner which extends to 24'11" x 12'9".

There are also the added attractions of ample off street parking a DETACHED GARAGE & communal gardens.



## Accommodation comprises

Communal entrance door with intercom leading to communal entrance hall. Personal door with spyhole leading to entrance hall.

## Entrance hall

6.1 x 0.8 (20'0" x 2'7")

3 large storage cupboards, Amtico style flooring, radiator, coved ceiling.. Doors to all rooms.

## Lounge/diner

7.59m x 3.89m (24'11" x 12'9")

Huge, bright triple aspect room with large UPVC double glazed windows to front, side & rear. Amtico style flooring, 2 radiators, coved ceiling.

## Kitchen

3.3 x 2.3 (10'9" x 7'6")

Large UPVC double glazed window to rear. Recently fitted kitchen with a vast array of base & eye level units with matching drawer pack. Wall mounted combination boiler in matching cupboard. Integrated appliances including electric oven, separate electric hob, extractor fan & washing machine, space for fridge/freezer. Square edge worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, radiator, coved ceiling.

## Bedroom 1

4 x 3 (13'1" x 9'10")

Large UPVC double glazed window to front. Amtico style flooring, radiator, coved ceiling.

## Bedroom 2

3.3 x 2.8 (10'9" x 9'2")

UPVC double glazed window to front. Amtico style flooring, radiator, coved ceiling.

## Bathroom

2.7 max x 1.5 (8'10" max x 4'11")

Obscure UPVC double glazed window to rear. Modern white suite comprising of panelled bath with mixer tap, glass screen & separate shower over, wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor, radiator.

## Separate WC

2.7 x 0.8 (8'10" x 2'7")

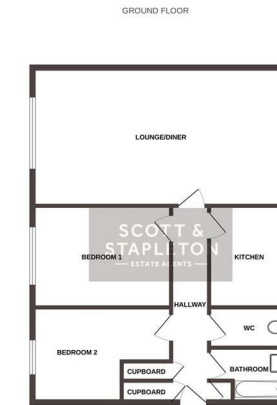
Obscure UPVC double glazed window to rear. Low level WC, tiled floor, part tiled walls.

## Externally

The property is surrounded by well tended communal gardens.

## Parking

Single detached garage in block to rear. The development also benefits from ample visitors parking & hardstanding.



Plans are shown for information only and are not to be used for construction purposes. The information is provided for general guidance only and does not constitute an offer of any services. The information is provided for general guidance only and does not constitute an offer of any services. The information is provided for general guidance only and does not constitute an offer of any services.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	74	77	
England & Wales	EU Directive 2002/91/EC		England & Wales