

SCOTT &
STAPLETON

BARYTA COURT
, SS9 2HQ
£1,200 PCM





BARYTA COURT

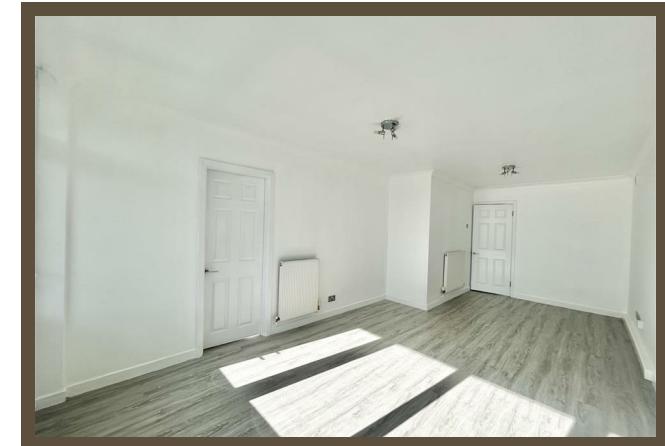
, SS9 2HQ

£1,200

PCM

Welcome to this charming flat located in the desirable Baryta Court on Rectory Grove, Leigh On Sea. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish home in a vibrant area.

Upon entering, you will be greeted by a spacious reception room that provides ample space for relaxation and entertaining. The large living area is bathed in natural light, creating a warm and inviting atmosphere. From here, you can access a lovely balcony, perfect for enjoying your morning coffee or unwinding after a long day.



Accommodation comprises

Entrance hall

2.36m x 0.76m (7'9 x 2'6)

Lounge/diner

6.45m x 2.49m increasing to 3.35m (21'2 x 8'2 increasing to 11')

Balcony

5.79m x 1.55m (19' x 5'1)

Kitchen

3.71m x 2.44m (12'2 x 8')

Bedroom

4.65m x 3.25m (15'3 x 10'8)

Bathroom

2.36m x 1.57m (7'9 x 5'2)



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 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	