

SCOTT &  
STAPLETON

KINGS GATE COURT  
Westcliff-On-Sea, SS0 8BH  
£995 PCM



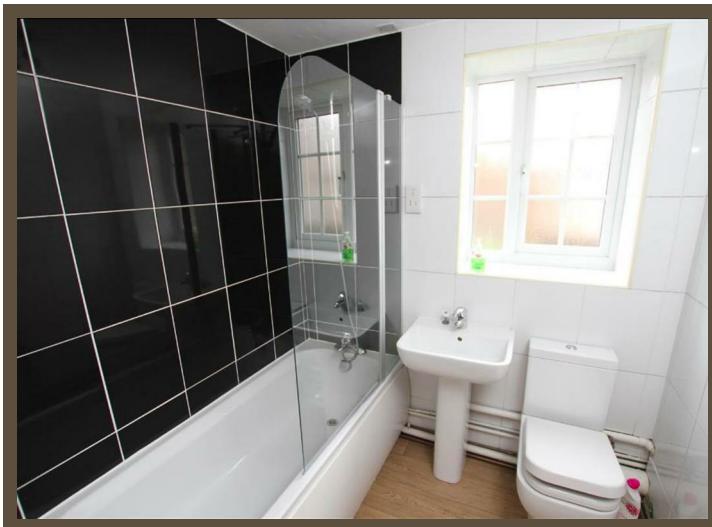


## **KINGS GATE COURT**

**WESTCLIFF-ON-SEA, SS0 8BH**

**£995 pcm**

Scott & Stapleton are very pleased to offer this delightful spacious one bedroom first floor apartment in this popular development. The property offers large lounge diner with juliet balcony, double bedroom, modern fitted kitchen and modern bathroom and is well presented throughout. The property also offers garage and off street parking, and lovely communal gardens. Situated within easy reach of Chalkwell and Westcliff stations as well as within walking distance to Chalkwell beach and Hamlet Court Road shopping facilities. Available early December, offered on an unfurnished basis



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