SCOTT &
STAPLETON

GLENDALE MEWS

, SS9 2AY

£1,050 PCM

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Scott & Stapleton are pleased to offer this one bedroom purpose built first floor flat situated in popular location south of the London Road and within walking distance to Leigh Broadway & station, benefitting from south facing balcony, off road parking on a first come first served basis, freshly redecorated and available immediately. Unfurnished.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.

Accommodation is approached via
Communal entrance door. Stairs to first floor.

Hallway
2.42 x 1.68 (7'11" x 5'6")
Doors to all rooms. Newly fitted carpet. Smooth painted ceiling & LED light.

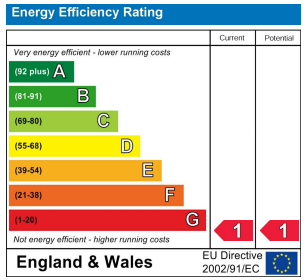
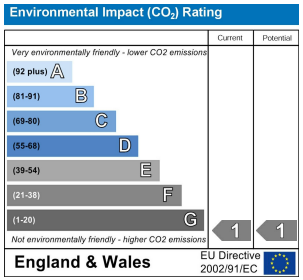
Lounge
4.02 x 2.92 (13'2" x 9'6")
South facing sliding doors to balcony. Newly fitted carpet. Electric radiator. Smooth painted ceiling. Hanging pendant.

Balcony

Kitchen
3.33 x 1.68 (10'11" x 5'6")
Double glazed sash window to rear elevation. Lino flooring. Range of low and high level units with space for washing machine and fridge/freezer. Integrated electric oven & hob. Rolled edge worktop with sink & mixer tap. Tiled splashback. Smooth painted ceiling and LED light.

Bathroom
2.27 x 1.55 (7'5" x 5'1")
Tiled floor. Fully tiled walls. Three piece suite comprising bath with electric shower over, low level WC and pedestal basin. Smooth painted ceiling & LED light.

Bedroom
3.66 x 3.57 (12'0" x 11'8")
Double glazed sash windows to front elevation. Newly fitted carpet. Electric radiator. Smooth painted ceiling & LED light.

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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