

SCOTT &  
STAPLETON

WINSTREE  
Basildon, SS13 1PG  
£1,095





## **WINSTREE**

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**BASILDON, SS13 1PG**

Scott & Stapleton are delighted to offer this recently decorated one bedroom Second floor apartment. The property is immaculately presented throughout and includes one bedroom with modern ensuite bathroom, a good size open plan living area with modern fitted kitchen and appliances including brand new oven and hob. There is a good amount of off road parking available. Close to local shopping facilities and Northlands park. Available now, offered unfurnished.



## Hallway

## Open Plan Living Room/Kitchen

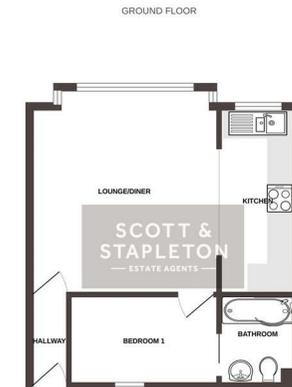
6.057 x 3.627 reducing to 3.162 (19'10" x 11'10" reducing to 10'4")

## Bedroom

3.265 x 1.974 (10'8" x 6'5")

## Bathroom

1.945 x 1.644 (6'4" x 5'4")



When any energy rating is shown it is based on the current energy efficiency of the property. It does not take into account any potential energy saving measures that could be implemented. The energy rating is based on the current energy efficiency of the property. It does not take into account any potential energy saving measures that could be implemented.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	74

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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		