SCOTT &
STAPLETON

LYMINGTON AVENUE
, SS9 2AN
£995 PCM





LYMINGTON AVENUE

£995 pcm

, SS9 2AN

Scott & Stapleton are delighted to offer this recently refurbished first-floor one-bedroom flat, situated on the sought-after Lymington Avenue in Leigh-on-Sea.

Finished to a high standard throughout, the property offers a bright and spacious reception room, a well-proportioned bedroom, a stylish modern shower room and a contemporary fitted kitchen.

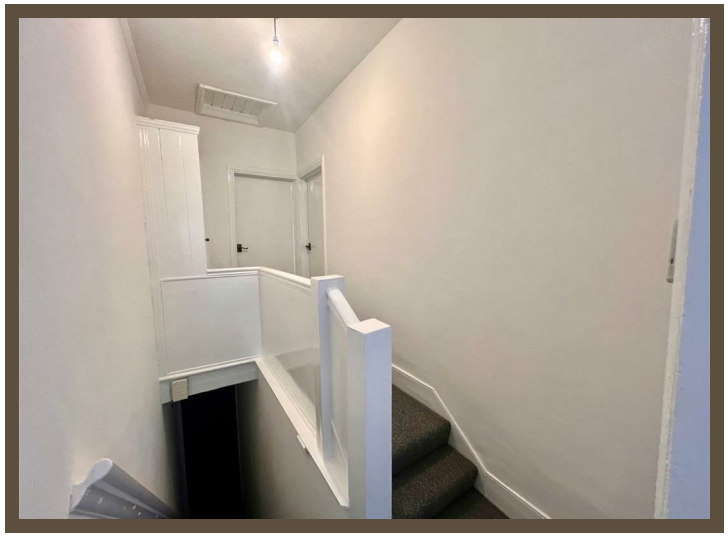
Ideally located within easy reach of Leigh-on-Sea's popular shops, cafés, restaurants and local amenities, the property also benefits from excellent nearby transport links, making it an ideal home for those looking to enjoy everything this vibrant coastal area has to offer.

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.





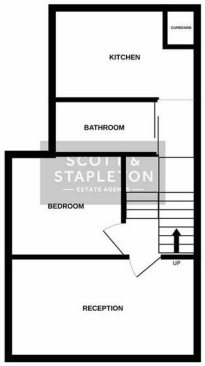


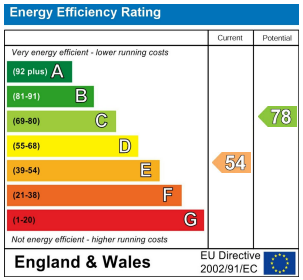


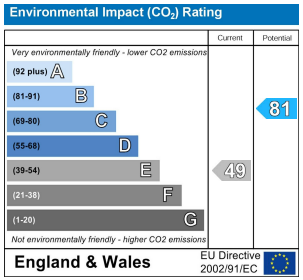




FIRST FLOOR


KITCHEN
CUPBOARD
BATHROOM
BEDROOM
UP
RECEPTION


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
54
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
49
81
England & Wales
EU Directive 2002/91/EC