

**SCOTT &
STAPLETON**

RETORT CLOSE
Southend-On-Sea, SS1 2AQ
£1,250 PCM





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SOUTHEND-ON-SEA, SS1 2AQ

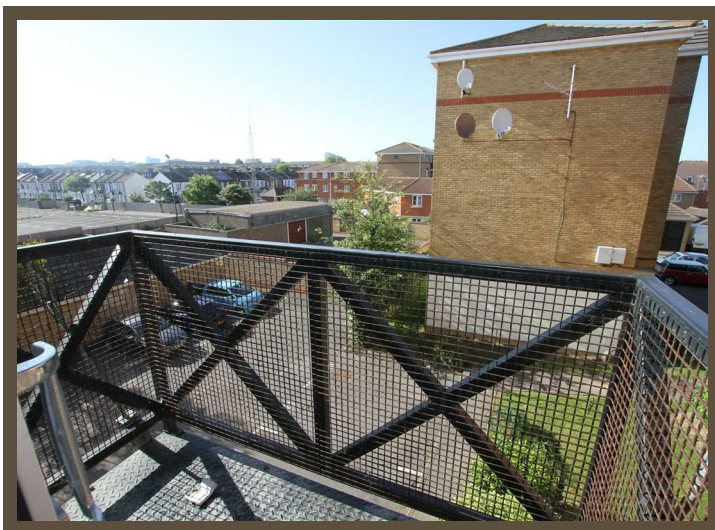
£1,250

pcm

Scott and Stapleton are pleased to offer to let this second floor purpose built apartment located in the popular location of Retort Close.

Within walking distance to the Seafront, Southchurch Park and Southend East Station,

The property benefits from two bathrooms, balcony from large lounge, two double bedrooms and allocated parking.



Communal Entrance

Secure entry door. Stairs to second floor.

Entrance

Double glazed windows to side elevation. Carpet. Doors to rooms.

Bathroom

2.13m x 1.88m (7'0 x 6'2)

Wood effect vinyl flooring. White suite comprising low level w.c, pedestal wash hand basin and panelled bath with mixer shower over. Part tiling to walls.

Master Bedroom

4.90m x 3.48m maximum measurements (16'1 x 11'5 maximum measurements)

Double glazed window to rear elevation. Carpet. Electric heater. Door to ensuite.

Ensuite

Double glazed window to rear elevation. Wood effect vinyl flooring. White suite comprising walk in shower with electric unit, low level w.c and pedestal wash hand basin.

Bedroom Two

4.90m x 3.28m minimising 2.18m (16'1 x 10'9 minimising 7'2)

Double glazed window to rear elevation. Carpet. Electric heater.

Lounge

5.87m x 3.68m (19'3 x 12'1)

Double glazed window to front elevation and double glazed doors to rear elevation opening out to own balcony. Carpet. Electric heater. door to kitchen.

Kitchen

3.43m x 2.95m (11'3 x 9'8)

Double glazed window to rear elevation. Tile effect vinyl

flooring. Selection of base units and drawers. Space for washing machine and fridge freezer. Built in electric oven. Rolled edge worktop with inset stainless steel sink with drainer. Part tiling to walls. Extractor fan. Matching selection of eye level units.

Parking

Allocated parking and visitors parking.



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	