

SCOTT &
STAPLETON

ANERLEY ROAD
, SS0 7HJ
£995 PCM



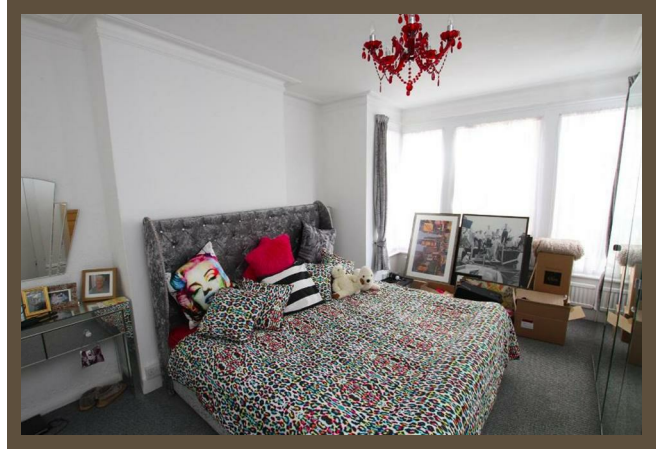


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Scott & Stapleton are pleased to offer this large ground floor one bedroom flat situated within walking distance of Hamlet Court Road shopping facilities, Westcliff station & beach, the property offers spacious accommodation throughout including large living room with french doors to own south facing rear garden, bathroom with white suite and shower, kitchen with modern units and space for table and chairs and large bedroom with bay window. . Available now. Unfurnished



ENTRANCE HALLWAY

SITTING ROOM

5.84m x 3.51m (19'2 x 11'6)

KITCHEN BREAKFAST ROOM

13'2 x 11'6

BEDROOM

4.75m x 3.81m (15'7 x 12'6)

BATHROOM WC

OWN REAR GARDEN



TOTAL FLOOR AREA: 765.79 sq. ft. (71.14 sq. m.)
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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		62	
(21-38) F			
(1-20) G			77
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		59	
(21-38) F			
(1-20) G			80
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	