

SCOTT &  
STAPLETON

VICTOR LODGE  
Leigh-On-Sea, SS9 1PP  
£1,500 PCM





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**pcm**

Scott & Stapleton are very pleased to offer this delightful two double bedroom second floor apartment with estuary views, spacious accommodation including 27'1 Lounge Diner, two good sized bedrooms, modern fitted kitchen and four piece bathroom suite including separate shower. Situated in the heart of Leigh a short walk from Leigh Broadway and Chalkwell mainline train stations. Allocated parking for one car. Available end of March on an unfurnished basis.



## Accommodation approached via

Communal door leading to stairs to second floor.

### Hallway

4.65 x 2.19 (15'3" x 7'2")

### Lounge/Diner

8.26 x 3.78 (27'1" x 12'4")

### Kitchen

3.17 x 2.74 (10'4" x 8'11")

### Bedroom One

3.52 x 3.34 (11'6" x 10'11")

### Bedroom Two

4.12 x 2.65 (13'6" x 8'8")

### Bathroom

### Parking

Off street parking for one car



Views shown are illustrative and not intended to be a substitute for a professional valuation. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	