

**SCOTT &
STAPLETON**

LEIGH HALL ROAD
Leigh-On-Sea, SS9 1QZ
£1,100





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Scott & Stapleton are very pleased to offer this fabulous two bedroom first floor apartment, well presented throughout, beautiful good sized sitting room with large bay window and fireplace, good sized kitchen breakfast room with space for table and chairs, one double bedroom and one single bedroom, great bathroom. Situated in sought after location south of the London Road and within a short walk of Leigh Broadway. Close to stations at both Leigh and Chalkwell. Available mid August on an unfurnished basis



Entrance Hall

Landing

Lounge
15' x 12' 9" (4.57m x 3.88m)

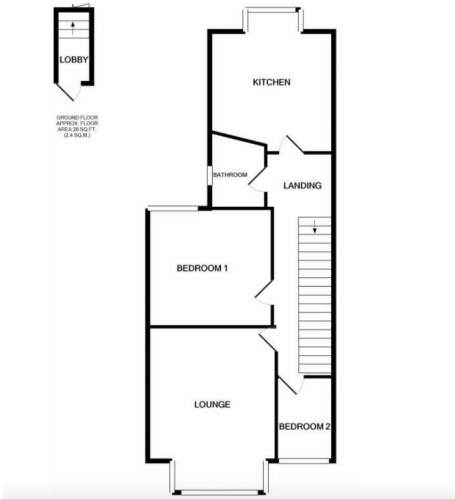
Kitchen
12' 5" x 11' 11" (3.78m x 3.63m)

Bedroom One
11' 11" x 11' (3.63m x 3.35m)

Bedroom Two
8' 5" x 5' 8" (2.56m x 1.73m)

Bathroom
7' 7" x 6' 3" (2.31m x 1.90m)

Council Tax
Southend Council - Band B



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		
72		77
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