

SCOTT &  
STAPLETON

BURLEIGH COURT  
, SS0 8HE  
£900 PCM





## **BURLEIGH COURT**

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Scott & Stapleton are pleased to offer this well presented one bedroom purpose built apartment situated in popular location within easy walking distance of Westcliff station, seafront and Hamlet Court Road amenities. The property has been freshly decorated and is available now. Living room with modern open plan kitchen with integrated appliances & modern shower room



## Hallway

### Open plan living room/ kitchen

4.62m into bay x 3.73m (15'2 into bay x 12'3)

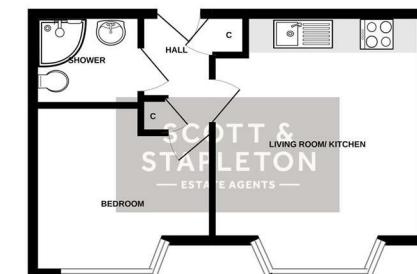
### Bedroom

3.07m into bay x 3.20m maximum (10'1 into bay x 10'6 maximum)

### Shower room

1.91m x 1.40m (6'3 x 4'7)

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no responsibility is accepted for any inaccuracies. This plan is for identification purposes only and should not be used for any planning purposes. It is the responsibility of the client to check the measurements and areas given. Any dimensions given are approximate only. The plan is the copyright of Scott & Stapleton Estate Agents Ltd. Any reproduction in whole or in part is prohibited without written permission.

		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	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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