

SCOTT &
STAPLETON

LONDON ROAD
Westcliff-On-Sea, SS0 9HU
£925 PCM



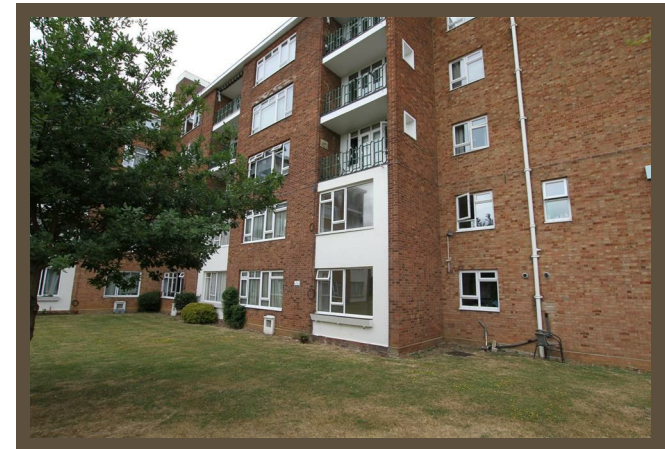
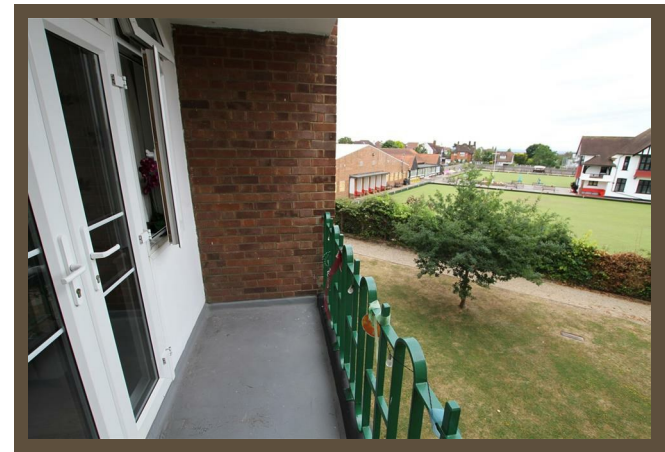


LONDON ROAD

£925 pcm

WESTCLIFF-ON-SEA, SS0 9HU

South facing balcony and views over Essex County Bowling Green! Scott & Stapleton are pleased to offer this spacious and well presented two double bedroom apartment, situated in this popular gated development, with lift access and the option to also rent a garage if required. The property benefits from modern fitted kitchen, modern shower room, 20'9 Lounge diner with french doors onto good sized balcony with views over the Bowling Green, two double bedrooms and lots of storage.



Entrance Hall

Lounge diner

6.339 x 3.224 max (20'9" x 10'6" max)

Kitchen

2.797 x 2.677 (9'2" x 8'9")

Bedroom one

4.628 x 2.753 (15'2" x 9'0")

Bedroom two

3.656 x 2.718 (11'11" x 8'11")

Shower room

Council Tax

Southend Council - Band B



While every effort has been made to ensure the accuracy of the floor plan, the seller and estate agent accept no liability for any errors or omissions. The floor plan is for information only and should not be relied upon for any legal or financial purposes. The floor plan is not to scale and is not a substitute for a professional survey. The floor plan is not to be used for any other purpose.

| 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 | |