SCOTT &
STAPLETON

# LORD ROBERTS AVENUE

, SS9 1NE

**£950 PCM**

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Scott & Stapleton are pleased to offer this spacious one bedroom ground floor flat situated south of the London Road and within walking distance to Chalkwell station, Leigh Broadway and A13 amenities. The property is well presented throughout with a modern kitchen, white bathroom suite & shared rear garden. Available now on an unfurnished basis.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.

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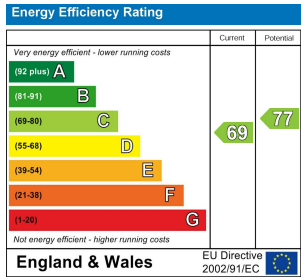
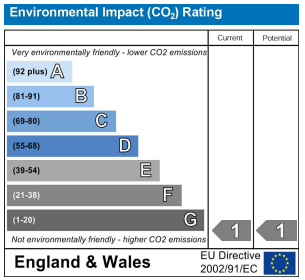
LETTINGS


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
69
77
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
1
1
England & Wales
EU Directive 2002/91/EC