

SCOTT &  
STAPLETON

PARK ROAD  
Westcliff-On-Sea, SS0 7PQ  
£1,400 PCM







## **PARK ROAD**

**WESTCLIFF-ON-SEA, SS0 7PQ**

**£1,400**

**pcm**

Scott & Stapleton are very pleased to offer this delightful, spacious ground floor apartment situated in Milton Conservation area and within walking distance of Southend city centre and stations. The property is spacious with modern fitted kitchen, two double bedrooms, two reception rooms and modern shower room. The property benefits from off street parking to front and own rear garden. Unfurnished & available end of September



**Own entrance door**

**Hallway**

**Living room**

4.891 into bay x 4.023 (16'0" into bay x 13'2")

**Dining room**

3.723 into cupboards x 3.009 (12'2" into cupboards x 9'10")

**Master bedroom**

4.170 x 3.732 (13'8" x 12'2")

**Bedroom two**

3.791 x 2.945 (12'5" x 9'7")

**Kitchen**

3.167 x 3.043 (10'4" x 9'11")

**Shower room**

1.875 x 1.858 (6'1" x 6'1")

**WC**

**Own driveway**

**Own rear garden**



SCOTT & SIMPLETON ESTATE AGENTS  
100, High Street, London, E15 2JF  
Tel: 020 7463 4000  
www.scottandsimpleton.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	