

SCOTT &  
STAPLETON

LEIGH ROAD  
Leigh-On-Sea, SS9 1LD  
£1,500 PCM







## **LEIGH ROAD**


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**£1,500**

**pcm**

Scott & Stapleton are delighted to offer this well presented two bedroom first floor apartment in this imposing and recently restored Victorian building, located on Leigh/Chalkwell borders and within easy walking distance of Chalkwell station. The property combines many restored original features with high specification fixtures and fittings. The accommodation includes sitting room with fabulous turret bay window, modern fitted kitchen breakfast room with integrated appliances, central island and french doors onto south facing balcony, two bedrooms and quality modern bathroom suite with shower. Offered on an unfurnished basis and available mid October. There is allocated off street parking and well manicured communal gardens.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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