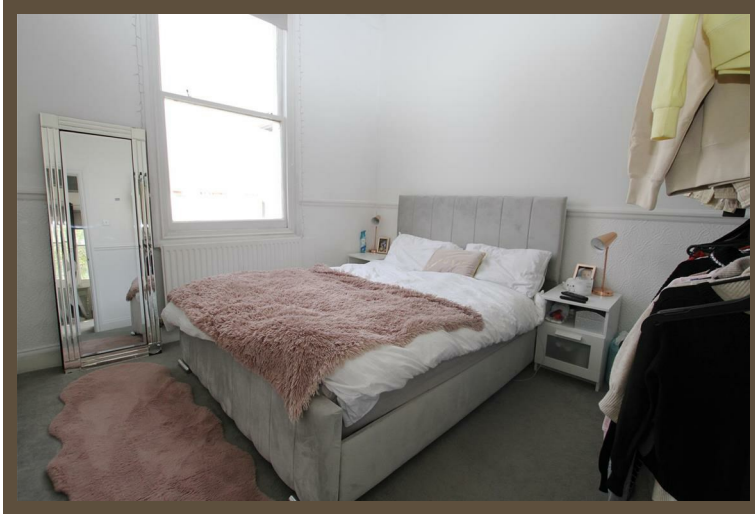


SCOTT &  
STAPLETON

PARKGATE  
Westcliff-On-Sea, SS0 7NY  
£1,150 PCM





## **PARKGATE**

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

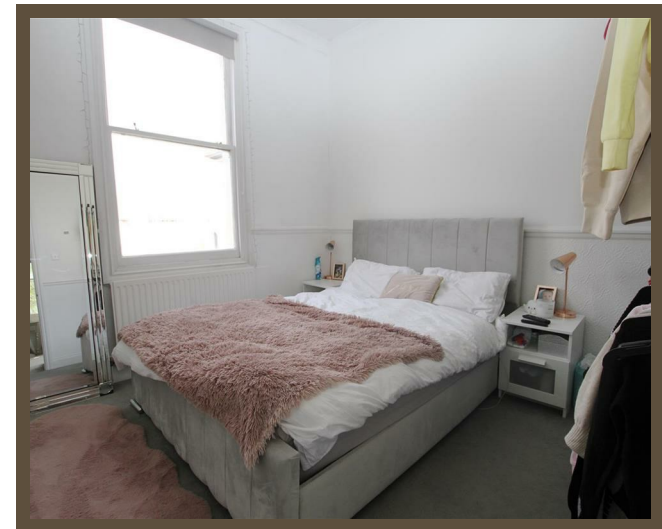
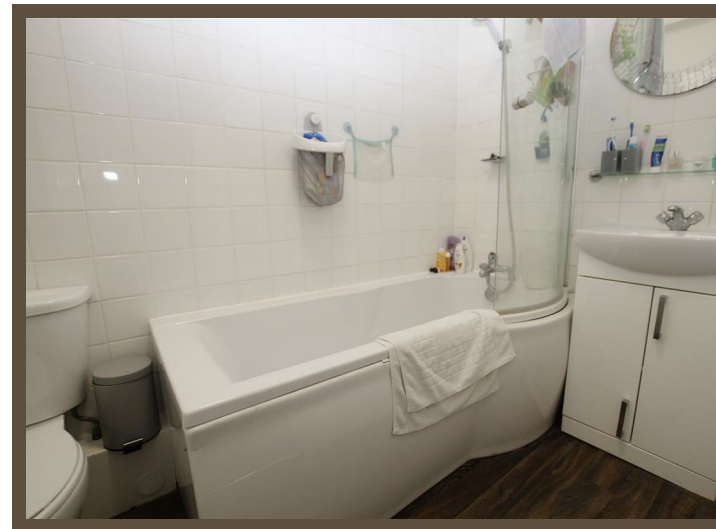
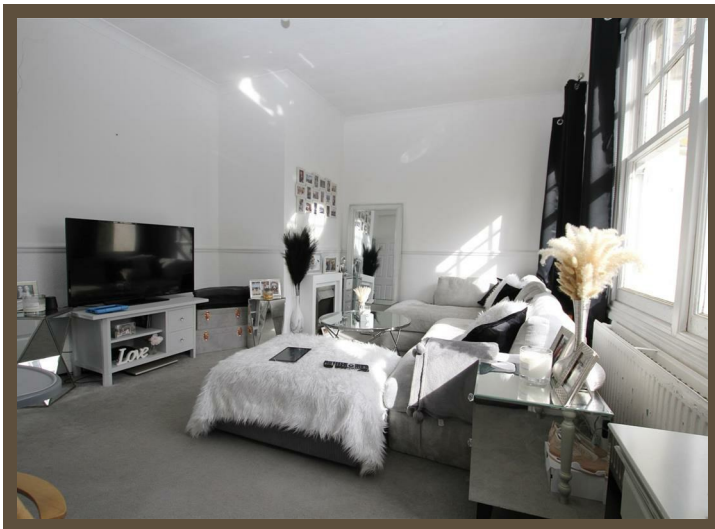
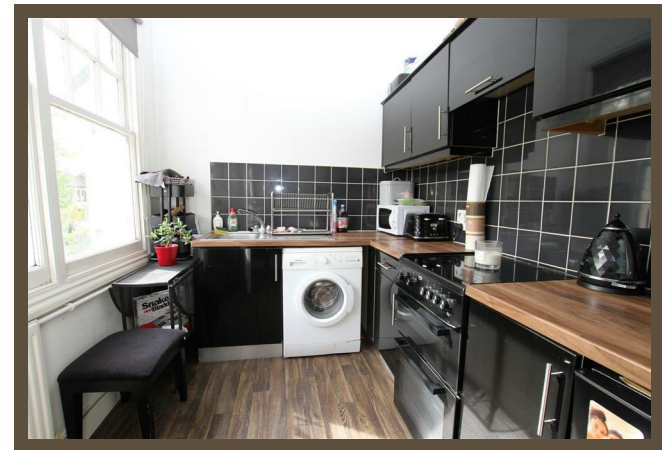
**£1,150**

**pcm**

Scott and Stapleton are privileged to offer to let this characterful two bedroom first floor apartment situated in the sought after Milton Conservation Area and within walking distance to Southend City Centre.

Offering two double bedrooms, large bright lounge, off street parking and communal grounds this attractive complex is perfect for those looking to be within easy access to bus routes and C2C train line. Other attributes include modern fitted kitchen & three piece bathroom, the flat is well maintained through out.

Available beginning of November



Communal entrance door with buzzer. Stairs leading to first floor.

### Hallway

4.43 x 0.9 (14'6" x 2'11")

Wooden front door. Carpet. Doors to all rooms. Storage cupboard. Textured ceiling. Loft hatch. Hanging pendant.

### Lounge

4.72 x 3.87 (15'5" x 12'8")

Wooden sash windows to front elevation. Carpet. Radiator. Textured ceiling. Hanging pendant.

### Kitchen

2.82 x 1.94 (9'3" x 6'4")

Wooden sash window to front elevation. Wood effect laminate flooring. Radiator. Matching selection of low and eye level units. Space for washing machine and fridge/freezer. Electric cooker to remain with built in extractor over. Rolled edge laminate worktop. Tiled splash backs. Wall mounted boiler (untested). Textured ceiling. Hanging pendant.

### Bedroom One

3.25 x 3.21 (10'7" x 10'6")

Wooden sash window to rear elevation. Carpet. Radiator. Storage cupboard. Textured ceiling. Hanging pendant.

### Bedroom Two

3.22 x 2.44 (10'6" x 8'0")

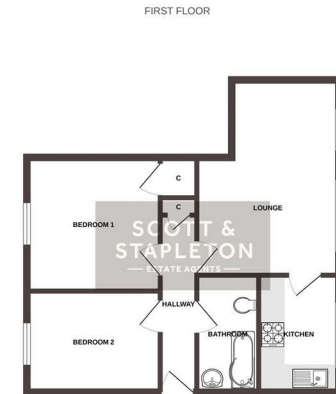
Wooden sash window to rear elevation. Carpet. Radiator. Textured ceiling. Hanging pendant.

### Bathroom

2.84 x 1.51 (9'3" x 4'11")

Wood effect laminate flooring. Radiator. Matching three piece suite comprising low level WC, basin and P shaped bath with fitted shower head and screen. Partly tiled walls. Textured ceiling. Circular LED ceiling light.

### Allocated parking space



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|   |                         | 79   |   |
|   | 67                      |  |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |