

SCOTT &  
STAPLETON

HEYGATE AVENUE  
Southend-On-Sea, SS1 2AR  
£1,200 PCM





**HEYGATE AVENUE**  
**SOUTHEND-ON-SEA, SS1 2AR**

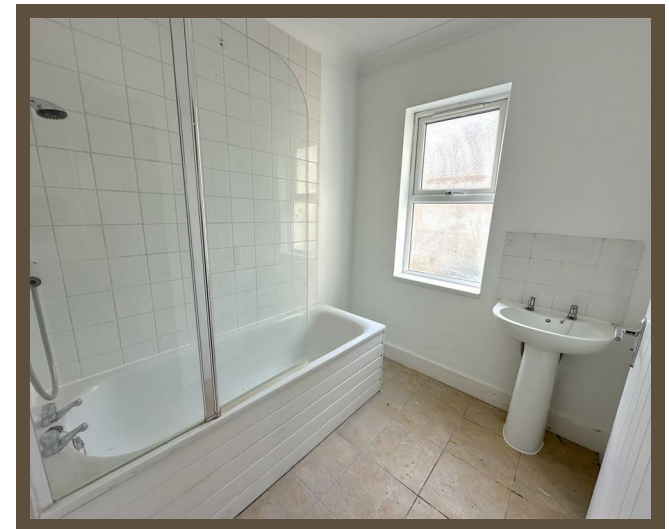
**£1,200**  
**pcm**

Scott & Stapleton are delighted to offer for rent this recently refurbished first floor flat within a short walk of Southend City centre.

This super property has 2 double bedrooms, spacious lounge, newly fitted kitchen, bathroom & separate WC. There is also full UPVC double glazing & gas central heating.

Within easy walking distance of Southend mainline railway stations, seafront, shops, parks & all other amenities.

Available immediately.



## Accommodation comprises

Communal entrance with personal door & stairs to first floor landing.

## First floor landing

6.86m x 1.75m (22'6 x 5'9)

Large, split level landing with built in storage & desk, radiator, loft access. Panelled doors to all rooms.

## Lounge

4.34m x 3.23m (14'3 x 10'7)

UPVC double glazed bay window to front. Radiator, coved ceiling.

## Kitchen

2.57m x 1.60m (8'5 x 5'3)

UPVC double glazed window to front. Recent fitted Shaker style kitchen to base & eye level with brand new electric oven, gas hob & extractor. Spaces for washing machine & fridge/freezer, wood effect worktops with inset stainless steel sink unit with mixer tap & matching drainer, tiled splashbacks. Wall mounted Ideal boiler in matching cupboard, laminate flooring, radiator.

## Bedroom 1

3.86m x 3.10m (12'8 x 10'2)

UPVC double glazed window to rear. radiator. coved ceiling.

## Bedroom 2

3.10m x 2.74m (10'2 x 9')

UPVC double glazed bay window to rear. Radiator, coved ceiling.

## Bathroom

2.13m x 1.93m (7' x 6'4)

Obscure double glazed window to side. Panelled bath with shower over & glass screen, pedestal wash hand basin, part tiled walls, tiled floor, radiator, extractor fan, loft access.

## Separate WC

1.32m x 0.79m (4'4 x 2'7)

Obscure UPVC double glazed window to side. Low level WC, half tiled walls, tiled floor, radiator, extractor fan.

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		
<b>England &amp; Wales</b>	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	