

SCOTT &  
STAPLETON

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







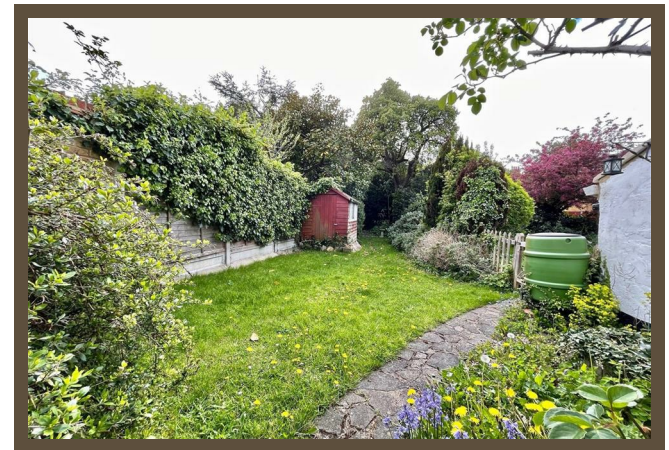
## **PARK ROAD**

**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 beginning of May.



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")

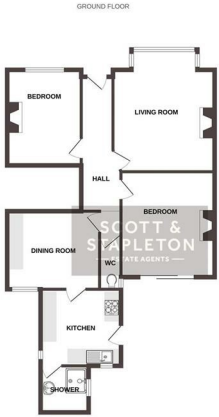
Shower room

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

WC

Own driveway

Own rear garden



Information shown on this floor plan is to provide an overview of the property and its location. It is not intended to be a legal document. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.

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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
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