

SCOTT &  
STAPLETON

SUTTON ROAD  
Southend-On-Sea, SS2 5GH  
25% Shared Ownership £56,250





## SUTTON ROAD

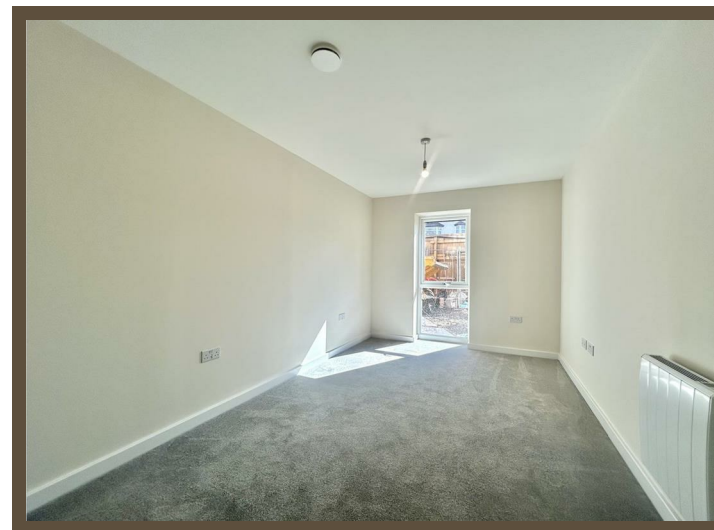
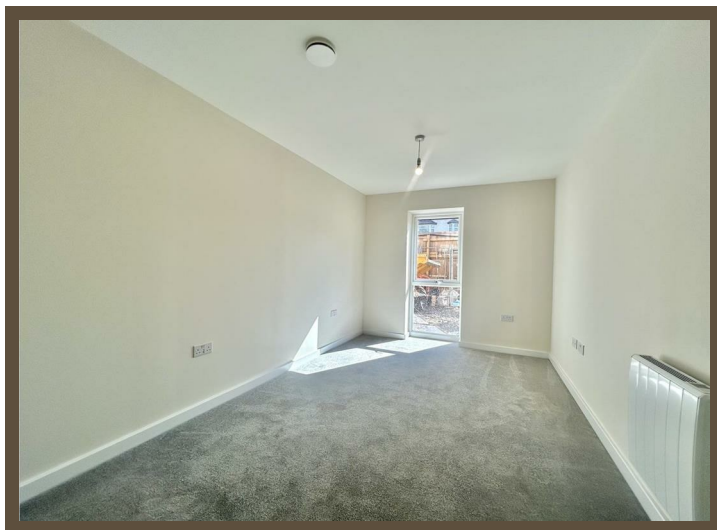
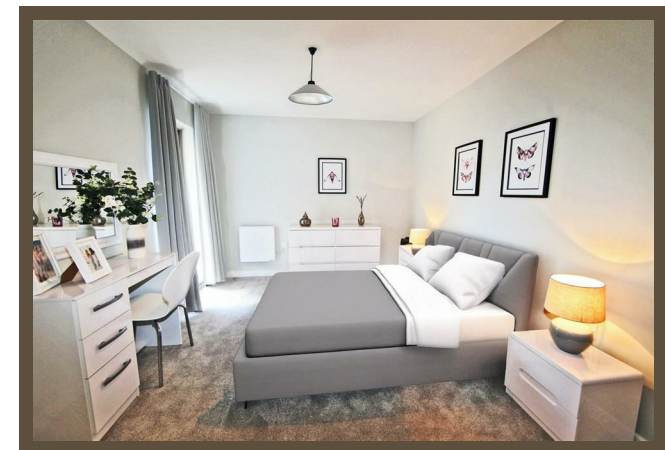
**£56,250**

**SOUTHEND-ON-SEA, SS2 5GH**

Vernon Court offers an exciting opportunity to own a brand new apartment in the vibrant town of Southend-on-Sea.

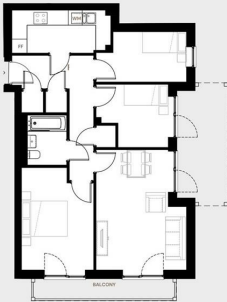
There are 24 one, two & three bedroom apartments available under the shared ownership scheme with initial shares starting from 25%. The contemporary properties offer; a secure communal entrance with video entry system, lift access to all floors, a modern, light & airy open plan living room and kitchen with integrated kitchen appliances, generous sized bedrooms, a bathroom with shower over bath, an allocated parking space with option of an EV charger, communal roof terrace and a communal cycle store.





Plot 1

3 Bedrooms | 1 Bath  
Gross internal area 73.7m<sup>2</sup> | 793 ft<sup>2</sup>



Plot 1	
Kitchen	4.50m x 1.85m 15' 0" x 6' 0"
Dining/Living	3.80m x 5.50m 12' 6" x 18' 0"
Bedroom 1	2.30m x 4.40m 7' 6" x 14' 6"
Bedroom 2	3.30m x 3.50m 10' 8" x 11' 6"
Bedroom 3	3.30m x 3.30m 10' 8" x 10' 8"
Bathroom	1.70m x 2.30m 5' 6" x 7' 6"
Balcony	6.00m x 0.80m 19' 8" x 2' 6"

Floor plans are indicative only, based upon design information which may be superseded before completion of construction.

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