

SCOTT &  
STAPLETON

SUTTON ROAD  
Southend-On-Sea, SS2 5GH  
25% Shared Ownership £53,750





## SUTTON ROAD

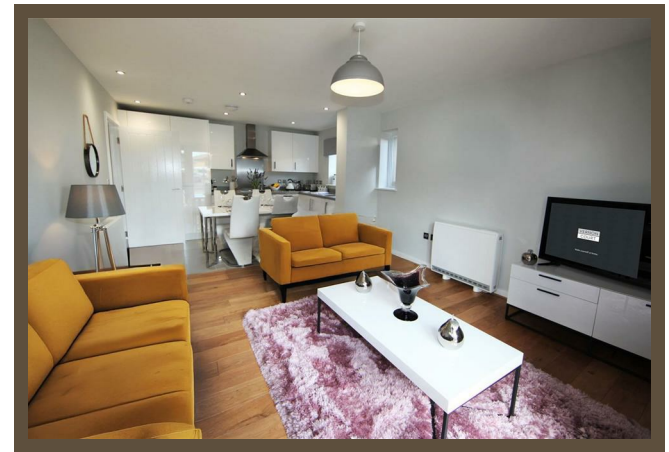
**£53,750**

**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.

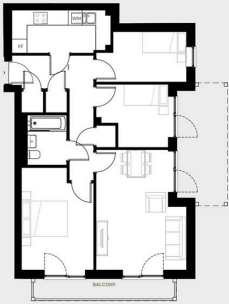
There are 24 one, two & three bedroom apartments available under the shared ownership scheme with initial shares starting from 25%. The contemporary properties offer; a secure communal entrance with video entry system, lift access to all floors, a modern, light & airy open plan living room and kitchen 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 3.65m 15' 0" x 12' 0" |
| Dining/Living | 3.90m x 5.50m 12' 8" x 18' 0" |
| Bedroom 1     | 3.20m x 4.40m 10' 6" x 14' 6" |
| Bedroom 2     | 3.90m x 3.90m 12' 8" x 12' 8" |
| Bedroom 3     | 3.10m x 3.30m 10' 2" 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Floor plans are indicative only, based upon design information which may be superseded before completion of construction.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                                         |         |           |