

SCOTT &  
STAPLETON

61-71 VICTORIA AVENUE  
Southend-On-Sea, SS2 6EB  
£1,350







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**SOUTHEND-ON-SEA, SS2 6EB**

Scott and Stapleton are delighted to offer this modern two double bedroom 8th floor apartment located in this recently constructed high-end development. The property benefits from many fine features including: one allocated parking space, lift service, concierge service, private gymnasium, and stunning rooftop gardens with private designated areas.

The property well presented throughout and is appointed to the highest standard. The kitchen benefits from integrated appliances and the bathroom is also complete with high quality fittings. In addition, the property is located within walking distance to the town centre with access to both Southend Victoria and Southend Central railway stations. Available late May



Communal entrance

Entrance Hallway

Lounge/Diner

4.79m x 3.62m (15'8" x 11'10")

Kitchen

3.96m x 2.16m (12'11" x 7'1")

Bedroom One

4.96m x 2.86m (16'3" x 9'4")

Bedroom Two

3.66m x 2.4m (12'0" x 7'10")

Bathroom

2.858 x 2.06 (9'4" x 6'9")

Externally

One allocated parking space.



Information provided on this report is based on the accuracy of the information provided by the occupier. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided for general guidance 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		
82		82
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		