

**SCOTT &  
STAPLETON**

**GLENMORE STREET**  
Southend-On-Sea, SS2 4NG  
**£1,350 PCM**





## **GLENMORE STREET**

**SOUTHEND-ON-SEA, SS2 4NG**

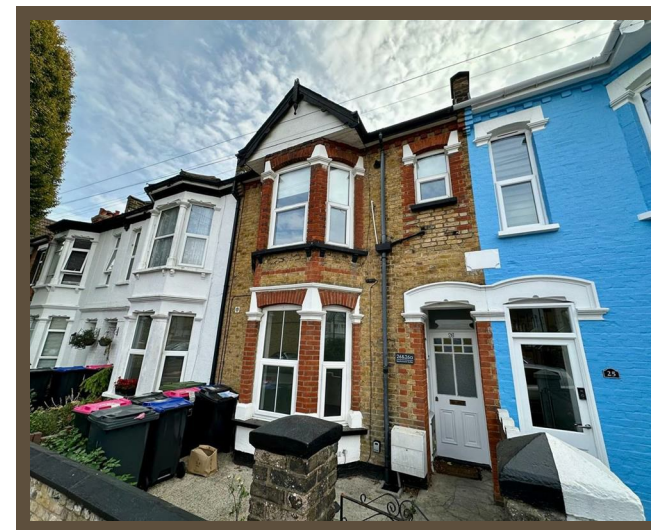
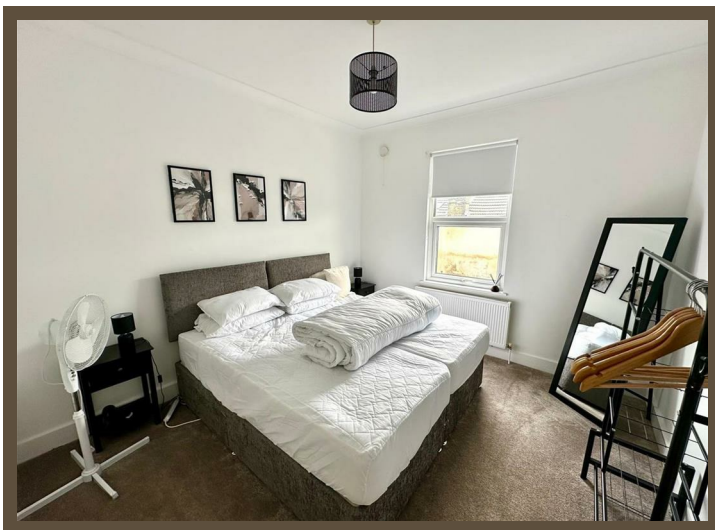
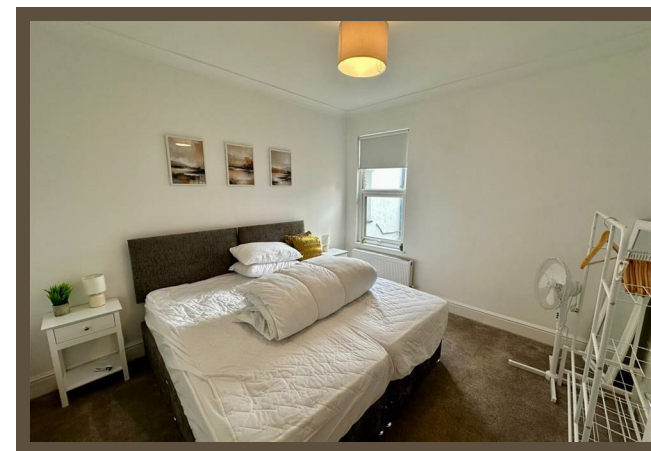
**£1,350**  
**pcm**

Scott & Stapleton are privileged with instructions to offer for rent this superb first floor apartment which has recently been completely refurbished and modernised throughout.

This fabulous property benefits from a bright & airy interior with spacious accommodation including 2 large double bedrooms, large lounge, luxury fitted kitchen & bathroom.

Located in a sought after & convenient location the property is within walking distance of Southchurch Road shopping facilities & Southend East railway station. Southend city centre, seafront and all other amenities are also close to hand.

Available immediately and early internal inspection is strongly advised.



### Accommodation comprises

Communal entrance door leading to communal entrance hall with private door & stairs leading to first floor landing.

### First floor landing

6.2 x 1.6 max (20'4" x 5'2" max)

Split level landing. Large built in double cupboard, loft access, radiator.

### Kitchen

3.6 x 1.7 (11'9" x 5'6")

UPVC double glazed window to front. Luxury range of base & eye level units with matching drawer pack, integrated appliances including electric oven, separate electric hob, extractor fan, spaces for fridge/freezer & washing machine. Wood effect worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, Ideal combination boiler, laminate flooring, opening in to lounge/diner.

### Lounge/diner

4.2 x 3.2 (13'9" x 10'5")

UPVC double glazed bay window to front. radiator.

### Bedroom 1

3.4 x 3.3 (11'1" x 10'9")

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

### Bedroom 2

3.4 x 3.1 (11'1" x 10'2")

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

### Bathroom

2.9 max x 2.2 (9'6" max x 7'2")

Obscure UPVC double glazed window to side. Panelled bath with separate shower over & glass screen, pedestal wash hand basin & low level WC. Part tiled walls, radiator, wall light with shave point, large built in storage cupboard.

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		
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) <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		
England & Wales	EU Directive 2002/91/EC	