

SCOTT &
STAPLETON

YORK ROAD
Southend-On-Sea, SS1 2BY
£875 PCM





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SOUTHEND-ON-SEA, SS1 2BY

**** Single occupancy only **** Scott and Stapleton are offering for rent this one double bedroom top floor flat close to Southend City Centre and Seafront. The property benefits from lounge/diner, fitted kitchen with oven & hob, double bedroom leading to three piece bathroom, gas central heating and double glazing. Offered unfurnished and available immediately.

Please note this property is only available for a single person, this is due to Southend Council Selective License



Accommodation comprises

Communal entrance hall with stairs to top floor. Personal entrance hall leading to:

Lounge

4.42m x 2.62m (14'6 x 8'7)

UPVC double glazed window to rear with views over Southend seafront & the estuary. Dado rail, radiator, laminate flooring, power points, BT & TV points. Doors to kitchen & bedroom.

Kitchen

3.71m x 1.70m (12'2 x 5'7)

Velux style double glazed window to front. Range of base & eye level units with breakfast bar & tall cupboard with wall mounted Ariston boiler (not tested). Electric oven, separate stainless steel electric hob, spaces for fridge & washing machine, roll edge worktops with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks.

Bedroom

4.42m x 2.31m max (14'6 x 7'7 max)

UPVC double glazed window to rear with views over Southend seafront & the estuary. Radiator, laminate flooring. Door to bathroom:

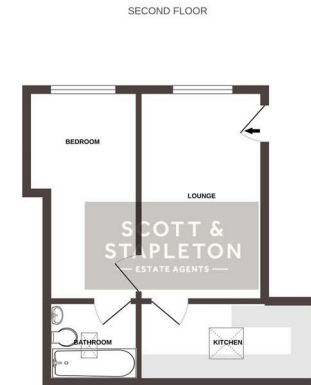
Bathroom

1.91m x 1.68m (6'3 x 5'6)

Velux style double glazed window to front. White suite comprising of panelled bath with mixer tap & shower attachment, wall mounted wash hand basin & low level WC. Part tiled walls, radiator, extractor fan.

PLEASE NOTE

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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