

SCOTT &  
STAPLETON

YORK ROAD  
Southend-On-Sea, SS1 2BY  
£850 PCM





## **YORK ROAD**

**£850 pcm**

**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:

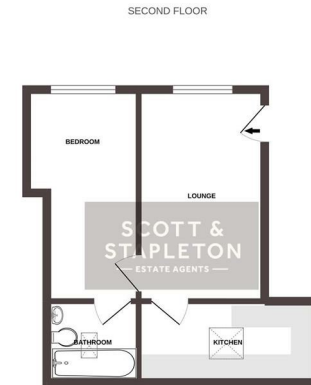
### Bathroom

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

Information on this page has been generated automatically from the Energy Performance Certificate (EPC) for this property. The EPC is a legal requirement for all rental properties in England and Wales. The EPC is a document that provides information on the energy efficiency of a property and the potential for energy saving. The EPC is a key factor in the decision to rent a property. The EPC is a document that provides information on the energy efficiency of a property and the potential for energy saving. The EPC is a key factor in the decision to rent a property.

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