

**SCOTT &  
STAPLETON**

**HIGHLANDS BOULEVARD**  
Leigh-On-Sea, SS9 3QN  
**£1,350 Per Calendar Month**





## **HIGHLANDS BOULEVARD**

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calendar**

Scott & Stapleton are very pleased to offer this newly refurbished and spacious two double bedroom first floor maisonette, in sought after position on the Highlands Estate, and within walking distance to Leigh station.

The property offers kitchen diner with brand new kitchen units, oven & hob, open plan living room, two double bedrooms and newly fitted bathroom suite.

The property also has the huge advantage of garage, parking and own section of garden to rear. Available July.



**Own front door and staircase to first floor**

**Kitchen diner**

5.665 x 2.253 (18'7" x 7'4")

**Living room**

5.686 reducing to 4.644 x 3.474 (18'7" reducing to 15'2" x 11'4")

**Inner hallway**

**Master bedroom**

4.782 x 2.836 plus fitted wardrobes (15'8" x 9'3" plus fitted wardrobes)

**Bedroom two**

2.931 x 2.718 (9'7" x 8'11")

**Bathroom wc**

**Garage**

**Parking space**

**Own section of rear garden**



These energy and environmental ratings are based on the information provided in the Energy Performance Certificate. The ratings are based on the current state of the property and are not a guarantee of performance. The ratings are based on the current state of the property and are not a guarantee of performance. The ratings are based on the current state of the property and are not a guarantee of performance.

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			
		61	77
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	