

SCOTT &
STAPLETON

GLENDALE MEWS
, SS9 2AY
£1,050 PCM





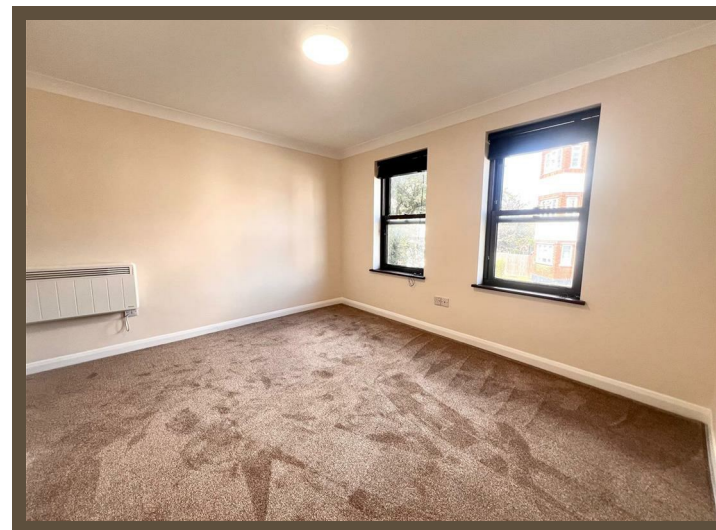
GLENDALE MEWS

, SS9 2AY

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pcm

Scott & Stapleton are pleased to offer this one bedroom purpose built first floor flat situated in popular location south of the London Road and within walking distance to Leigh Broadway & station, benefitting from south facing balcony, off road parking on a first come first served basis, freshly redecorated and available immediately. Unfurnished.



Accommodation is approached via

Communal entrance door. Stairs to first floor.

Hallway

2.42 x 1.68 (7'11" x 5'6")

Doors to all rooms. Newly fitted carpet. Smooth painted ceiling & LED light.

Lounge

4.02 x 2.92 (13'2" x 9'6")

South facing sliding doors to balcony. Newly fitted carpet. Electric radiator. Smooth painted ceiling. Hanging pendant.

Balcony

Kitchen

3.33 x 1.68 (10'11" x 5'6")

Double glazed sash window to rear elevation. Lino flooring. Range of low and high level units with space for washing machine and fridge/freezer. Integrated electric oven & hob. Rolled edge worktop with sink & mixer tap. Tiled splashback. Smooth painted ceiling and LED light.

Bathroom

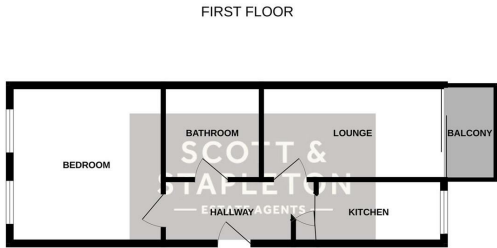
2.27 x 1.55 (7'5" x 5'1")

Tiled floor. Fully tiled walls. Three piece suite comprising bath with electric shower over, low level WC and pedestal basin. Smooth painted ceiling & LED light.

Bedroom

3.66 x 3.57 (12'0" x 11'8")

Double glazed sash windows to front elevation. Newly fitted carpet. Electric radiator. Smooth painted ceiling & LED light.



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and other parts are approximate and are not intended to be used as a basis for any construction or other purposes. The drawings, diagrams and measurements shown are not intended to be used as a basis for any construction or other purposes. Measurements are approximate and are not intended to be used as a basis for any construction or other purposes. Measurements are approximate and are not intended to be used as a basis for any construction or other purposes.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	