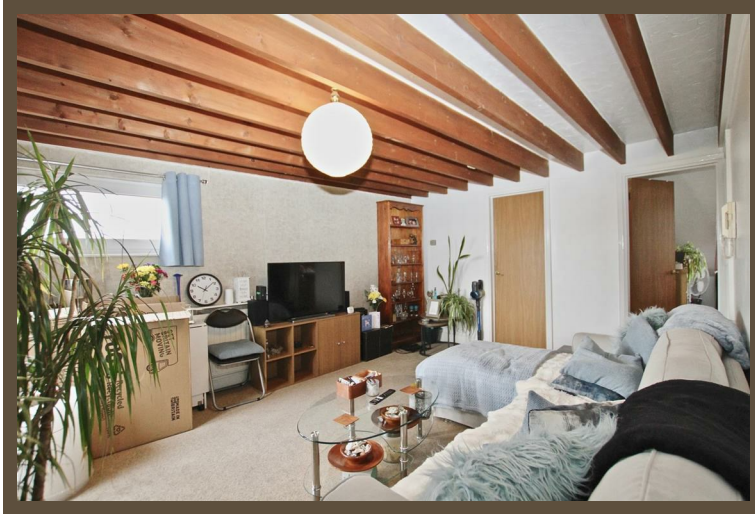


SCOTT &  
STAPLETON

MANOR ROAD  
Westcliff-On-Sea, SS0 7SS  
£950 PCM





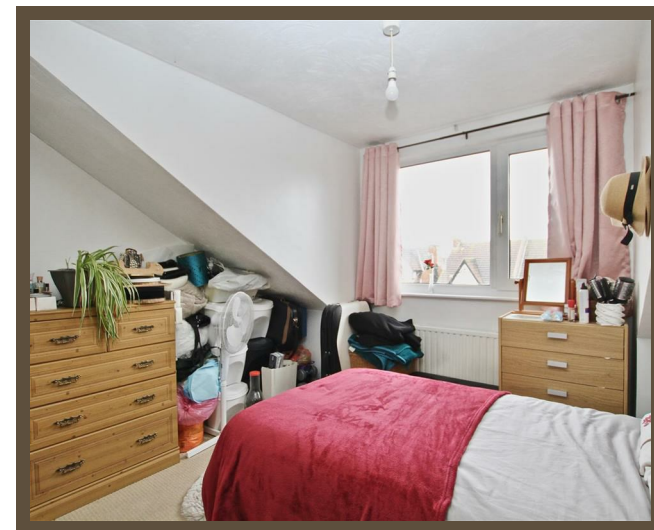
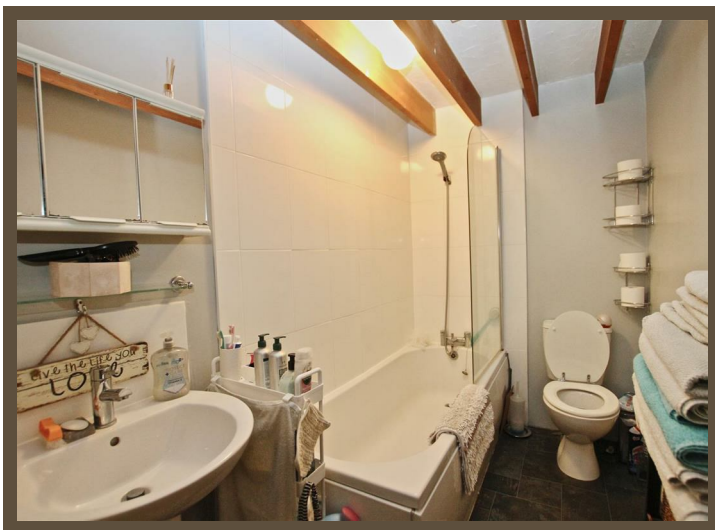
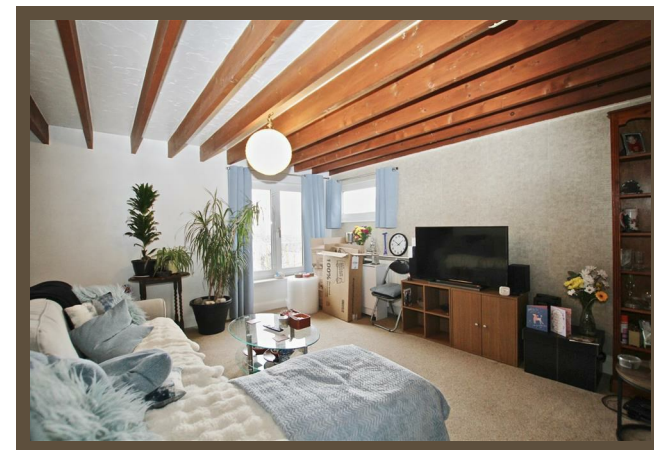
## MANOR ROAD

£950 pcm

WESTCLIFF-ON-SEA, SS0 7SS

**STONES THROW FROM THE ESTUARY!** Scott & Stapleton are delighted to offer this top floor flat in popular location, just a short walk from the estuary, Westcliff-On-Sea main line train station and Hamlet Court Road shopping facilities. The property offers double glazing, gas central heating, good size sitting room, separate fitted modern kitchen with oven and hob, double bedroom and modern bathroom with white suite & shower. With access to one first come first served parking space and use of communal

garden.  
Offered unfurnished.



## Living room

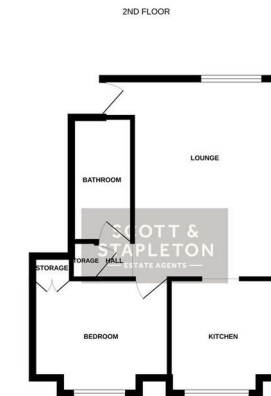
4.533 x 3.546 (14'10" x 11'7")

## Bedroom

3.357 x 3.117 (11'0" x 10'2")

## Kitchen

3.087 x 2.644 (10'1" x 8'8")



\*This energy rating has been calculated based on the assumed energy performance of the building. It is not a guarantee of performance. The actual energy performance may vary depending on the actual usage of the building. For more information, please contact the estate agent.

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	