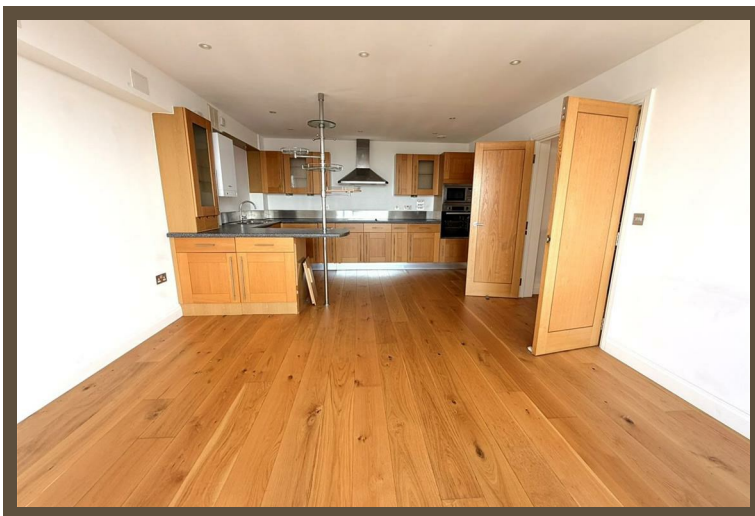


SCOTT &
STAPLETON

SOUTHSIDE
, SS9 1DL
£1,550 PCM





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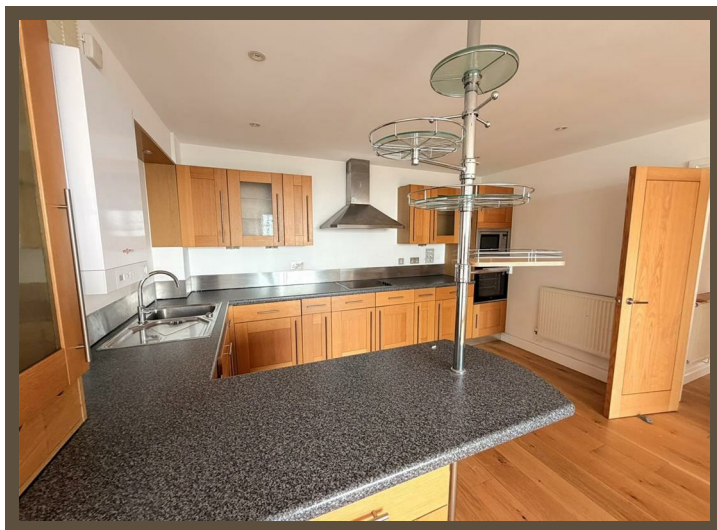
£1,550

pcm

Scott & Stapleton are delighted to offer for rent this superb third floor purpose built apartment situated within a highly desirable development in the heart of Leigh Broadway.

This fabulous property benefits from amazing, south facing views towards the Thames estuary, 2 sunny balconies, 2 good size bedrooms, the master having a luxury en suite shower room, spacious & bright lounge area open plan to a luxury kitchen with integrated appliances & a modern fitted bathroom.

There are also the added bonuses of a secure allocated parking space in the basement plus communal gardens & a fabulous communal gym.



Accommodation comprises

Communal entrance with lift & stairs to all floor. Personal entrance door with spyhole leading to entrance hall.

Entrance hall

Large welcoming entrance with solid wood flooring, radiator, intercom, double storage cupboard plus separate cloaks cupboard.

Lounge area

4 x 3.6 (13'1" x 11'9")

UPVC double glazed door to rear on to balcony with adjacent full height UPVC double glazed windows. Solid wood flooring, radiator, ceiling spotlights. Open planm to kitchen area.

Balcony

2.2 x 0.9 (7'2" x 2'11")

Sunny, south facing balcony with fabulous views towards the Thames estuary. Metal railings, tiled floor, outside lighting.

Kitchen area

4 x 2.7 (13'1" x 8'10")

Range of Shaker style base & eye level units. Integrated appliances including electric oven, microwave, electric hob, extractor fan, dishwasher, fridge, freezer, & washing machine. Roll edge worktops with inset stainless steel sink unit with mixer tap & matching drainer, stainless steel upstand, wall mounted Viessmann combination boiler, solid wood flooring, radiator, ceiling spotlights.

Bedroom 1

3.5 x 3.4 (11'5" x 11'1")

UPVC double glazed door to rear on to balcony with adjacent full height UPVC double glazed windows. Radiator, ceiling spotlights.

Balcony

2.2 x 0.9 (7'2" x 2'11")

Sunny, south facing balcony with fabulous views towards the Thames estuary. Metal railings, tiled floor, outside lighting.

En suite

2.3 x 1.4 (7'6" x 4'7")

Double shower cubicle with glass screen, low level WC with concealed cistern & wall mounted wash hand basin with mixer tap. Part tiled walls, heated towel rail, fitted mirror, wall light, ceiling spotlights, extractor fan.

Bedroom 2

2.2 x 2.4 increasing to 3.3 (7'2" x 7'10" increasing to 10'9")

UPVc double glazed window to rear with views. Radiator, ceiling spotlights.

Bathroom

2 x 1.9 (6'6" x 6'2")

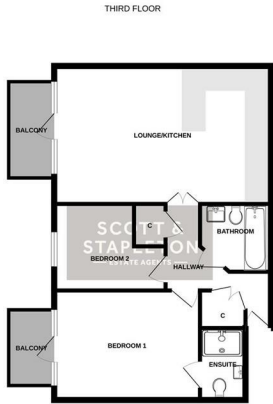
Panelled bath with mixer tap, low level WC with concealed cistern & wall mounted wash hand basin with mixer tap. Half tiled walls, heated towel rail, fitted mirror front cupboard with wall light, ceiling spotlights, extractor fan.

Externally

The property benefits from a secure allocated off street parking space approached from the rear via Maple Avenue. There are also well kept communal gardens.

Council tax

Southend Council - Band D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 environmentally friendly - higher CO ₂ emissions					
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