

SCOTT &  
STAPLETON

CRESCENT ROAD  
Leigh-On-Sea, SS9 2PF  
£1,300 PCM





## **CRESCENT ROAD**

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**£1,300**

**pcm**

Scott & Stapleton are delighted to offer for rent this superb first floor apartment situated within the ever popular Marine Estate and offered with no onward chain.

This fabulous property benefits from its own front door leading to spacious accommodation including 2 double bedrooms, large lounge/diner, modern fitted kitchen & bathroom plus a super, west facing balcony.

There are also the added benefits of a GARAGE providing off street parking & well tended communal gardens.



## Accommodation comprises

Approached via private pathway to covered porch area. Own UPVC half double glazed entrance door to entrance hall.

## Entrance hall

2 x 1.3 (6'6" x 4'3")

Large storage cupboard, ample room for numerous coats & shoes, laminate flooring. Stairs to first floor landing.

## First floor landing.

2.5 x 1.1 (8'2" x 3'7")

UPVC double glazed window to side. Storage cupboard housing meters. Dado rail, coved ceiling, laminate flooring. Door to lounge/diner.

## Lounge/diner

6.7 x 3 increasing to 4.6 (21'11" x 9'10" increasing to 15'1")

Impressive room with huge UPVC double glazed picture window to front, further UPVC double glazed door to front on to balcony. Dado rail, laminate flooring, 2 radiators. Open archway in to kitchen.

## Balcony

West facing balcony with tiled floor & estuary glimpses.

## Kitchen

2.5 x 2 (8'2" x 6'6")

UPVC double glazed window to side. Range of white high gloss base & eye level units with drawer pack. Integrated electric oven, separate gas hob & extractor fan, spaces for washing machine & fridge/freezer. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, laminate flooring, newly fitted Ideal combination boiler.

## Inner hallway

2.4 x 0.8 (7'10" x 2'7")

Laminate flooring. Doors to bedrooms & bathroom.

## Bedroom 1

4.2 x 3 (13'9" x 9'10")

Large UPVC double glazed window to rear. Range of fitted wardrobes to 1 wall, radiator, coved ceiling with ceiling rose, loft access.

## Bedroom 2

2.6 x 2.6 (8'6" x 8'6")

UPVC double glazed window to rear. Laminate flooring, radiator.

## Bathroom

2.4 x 1.6 (7'10" x 5'2")

2 obscure UPVC double glazed windows to side. White suite comprising of panelled bath with shower over & glass screen, pedestal wash hand basin with mixer tap & low level WC. Part tiled walls, tiled floor, heated towel rail, extractor fan.

## Parking

The property benefits from a single garage in a block to rear.

## Externally

There are well tended communal gardens to front & rear with communal washing lines to rear.

