

**SCOTT &  
STAPLETON**

**199 YORK ROAD**  
Southend-On-Sea, SS1 2RU  
**£750 PCM**





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**SOUTHEND-ON-SEA, SS1 2RU**

Scott & Stapleton are excited to bring to the rental market the next high quality development from the renowned Spaces Group. This stunning property has once again been expertly converted to provide 7 high quality HMO rooms.

All rooms have luxury en suite shower rooms, fully furnished bedrooms and as ever are offered to rent with all of the bills included meaning monthly budgets are easy to control.

The property is located in a convenient location close to all amenities including Southend City Centre, seafront, Southend East railway station, local parks & shops. There is a large communal



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	