

SCOTT &
STAPLETON

GLENDALE MEWS
, SS9 2AY
£1,100 PCM





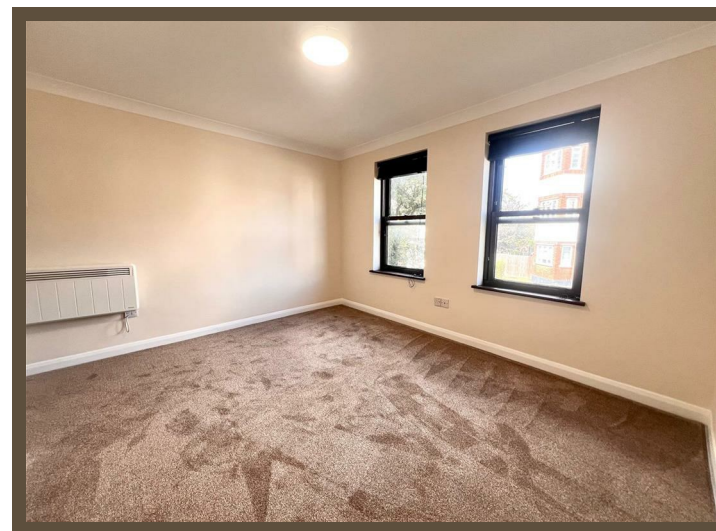
GLENDALE MEWS

, 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.



Communal entrance door. Stairs to first floor.

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

Lounge

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

Balcony

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

Bathroom

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

Bedroom

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

FIRST FLOOR

The floor plan shows a rectangular layout. On the left is a large 'BEDROOM'. To its right is a 'BATHROOM'. Further right is a 'LOUNGE', which is shaded grey. To the right of the lounge is a 'BALCONY', also shaded grey. Below the lounge and bathroom is a 'KITCHEN'. A central 'HALLWAY' runs through the middle, containing the text 'SCOTT & STAPLETON AGENTS'.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not environmentally friendly - higher CO ₂ emissions			