

SCOTT &
STAPLETON

LONDON ROAD
, SS7 5UH
£1,195 PCM





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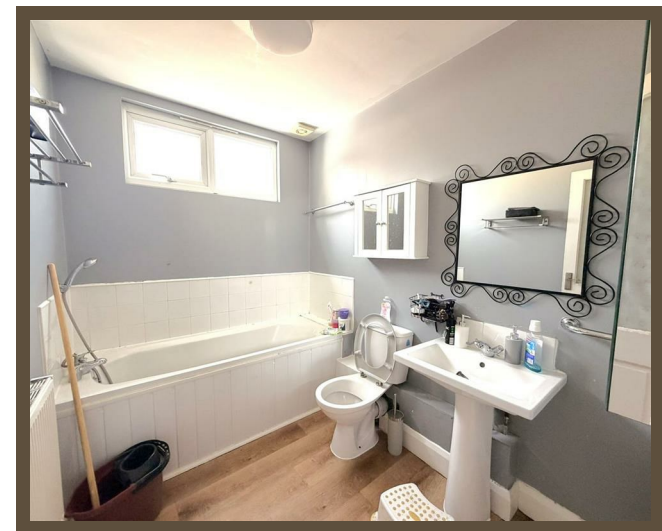
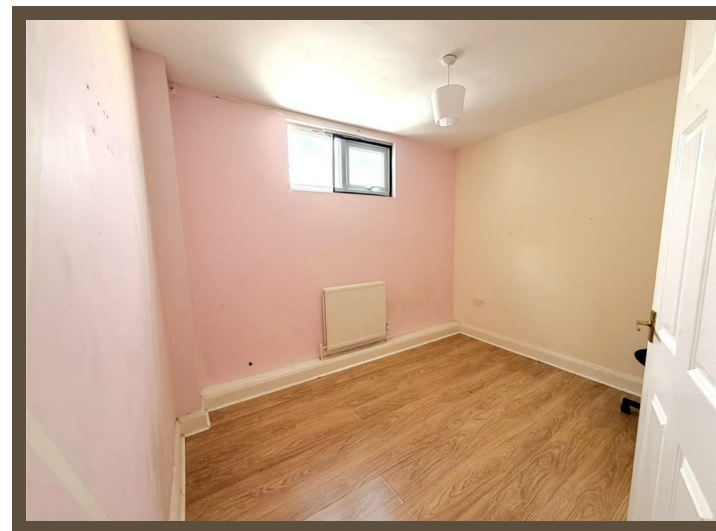
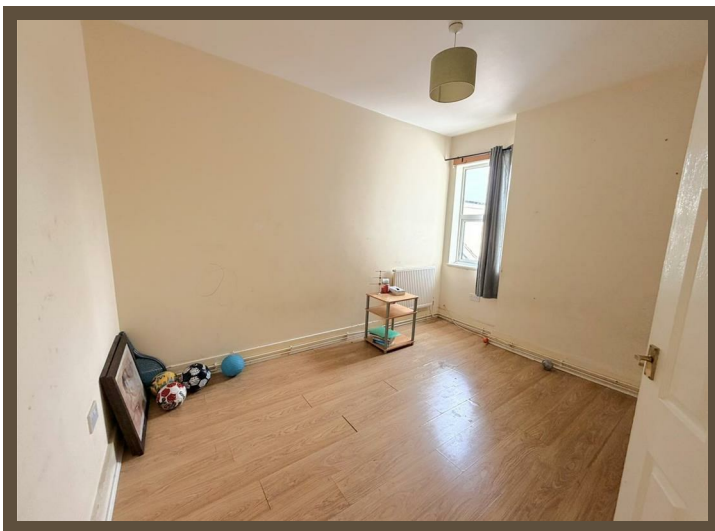
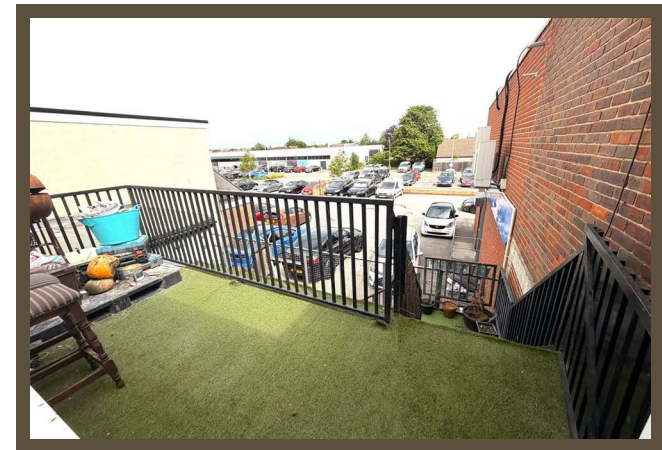
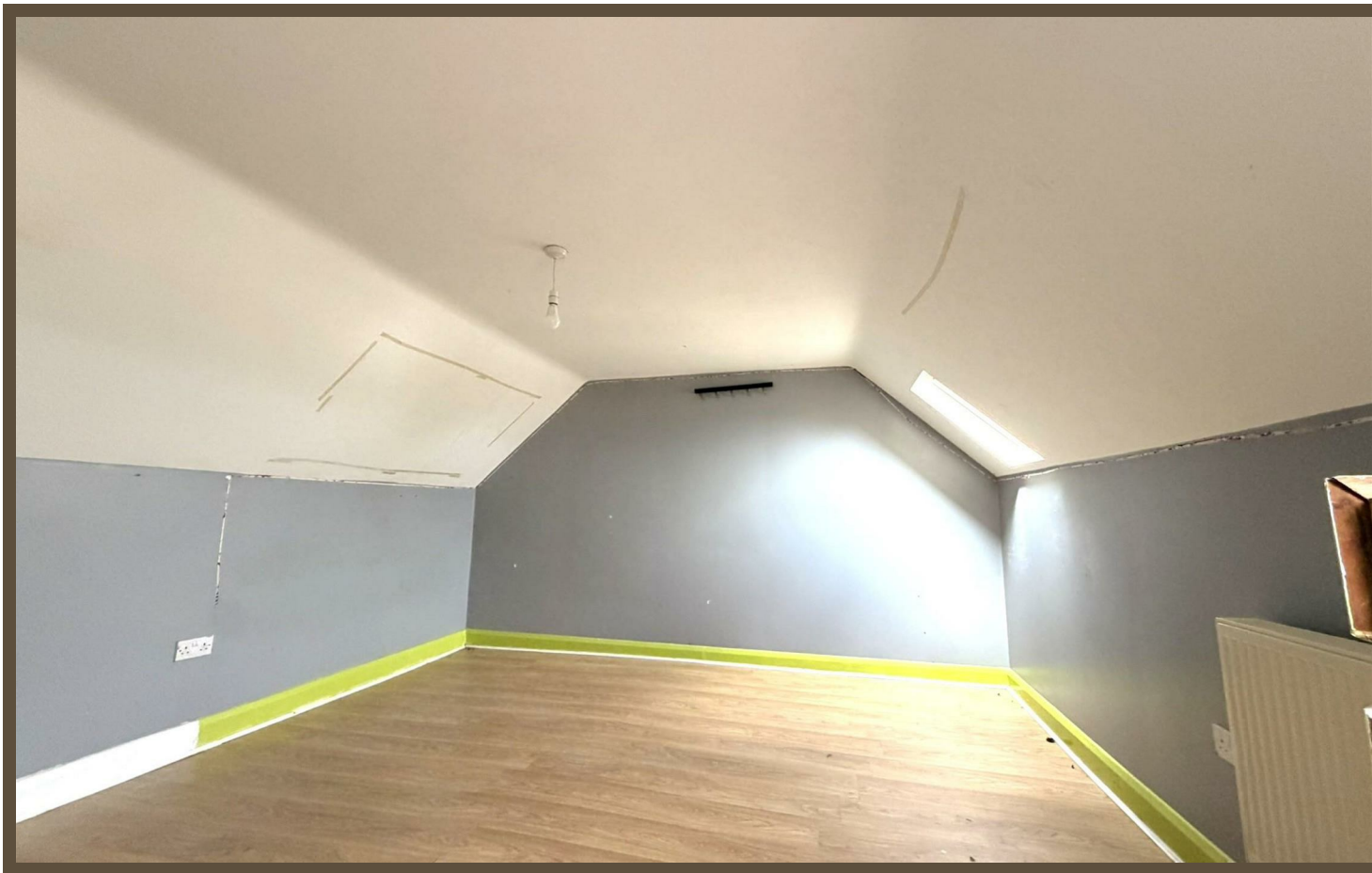
£1,195
pcm

Scott & Stapleton are excited to offer for rent this spacious & versatile duplex apartment located in a convenient location close to shops & transport links.

This super property is completely self contained with its own entrance, fitted kitchen & bathroom plus 3 bedrooms to the first floor with a large top floor lounge. There is also a private rear balcony and parking is available on a non-allocated basis.

The property is close to Tarpots with an abundance of shops on the doorstep plus local schools & parks are also nearby with Benfleet mainline railway station just a short drive away.

Available immediately this is a great opportunity for a long term rental of a large flat in a convenient location, an early internal inspection is strongly advised.



Accommodation comprises

Own steps to first floor leading to rear facing balcony.

Balcony

4.6 x 1.6 (15'1" x 5'2")

Wrought iron railings to 2 sides. Half obscure UPVC double glazed door to kitchen.

Kitchen

3.4 x 3 (11'1" x 9'10")

UPVC double glazed window to rear. Range of base & eye level units with matching drawer pack. Spaces for oven, washing machine & fridge/freezer. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, wall mounted combination boiler. Door to inner hall.

Inner hall

7.9 x 0.8 (25'11" x 2'7")

Laminate flooring, understairs storage cupboard, radiator.

Bathroom

2.4 x 1.8 (7'10" x 5'10")

UPVC double glazed window to side. Panelled bath with mixer tap & shower attachment, low level WC & pedestal wash hand basin with mixer tap. Part tiled walls, radiator.

Bedroom 2

3 x 2.4 (9'10" x 7'10")

UPVC double glazed window to side. Radiator, laminate flooring.

Bedroom 1

3.6 x 3.5 (11'9" x 11'5")

UPVC double glazed window to rear. Radiator, laminate flooring.

Lounge/bedroom 3

4.6 x 3.3 (15'1" x 10'9")

2 UPVC double glazed windows to front. Radiator, laminate flooring, fitted cupboards housing meters. Door leading to stairs to top floor.

Top floor loft room/sitting room

4.6 x 3.6 (15'1" x 11'9")

2 Velux style windows to rear. Radiator, laminate flooring, eaves storage cupboards.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		57	72
			56
England & Wales	EU Directive 2002/91/EC		England & Wales