

SCOTT &  
STAPLETON

LEAMINGTON ROAD  
Southend-On-Sea, SS1 2SN  
£700 Per Month





## LEAMINGTON ROAD

SOUTHEND-ON-SEA, SS1 2SN

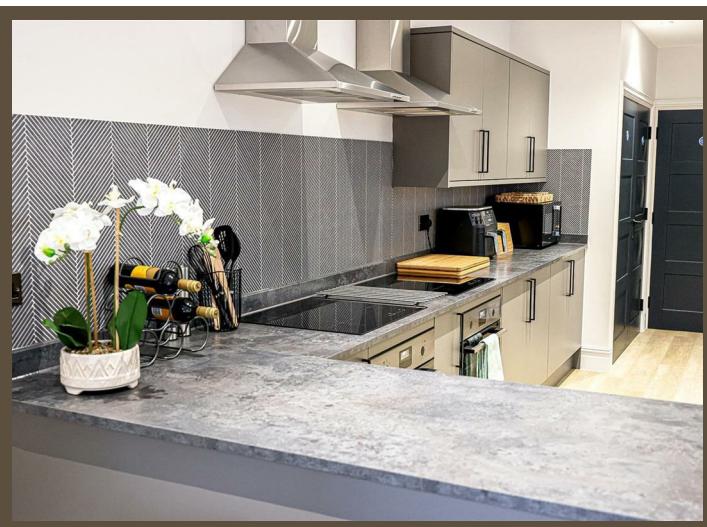
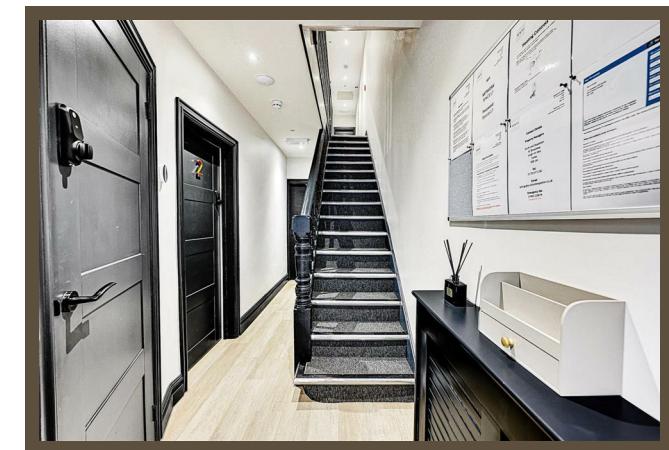
£700 per  
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**\*\*LUXURY ROOM WITH ENSUITE \*\***

Scott & Stapleton are excited to once again partner Spaces to bring to the rental market this luxury first floor room with en suite.

The property is offered fully furnished, is available immediately and comes with the benefits of having all of the bills included making it very easy to budget on a monthly basis.

There is a large communal lounge/diner & kitchen with integrated appliances. There is also a landscaped



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

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