



St Clements Court East, Broadway West, Leigh on Sea, Essex, SS9 2BS
2 bed first floor flat \ £210,000 \ tel 01702 555888

amos





Situated in the prestigious 'St. Clements Court East', right in the heart of Leigh and adjacent to the picturesque Leigh Library Gardens, this generously sized **two bedroom** first floor apartment offers incredible potential. In need of modernisation throughout, this competitively priced home comes with the added benefit of no onward chain, providing a blank canvas for those eager to create their ideal home in a prime location. The apartment features a spacious lounge, well-proportioned kitchen, large bedrooms, a bathroom suite, and allocated parking, along with access via both communal lifts and stairs.

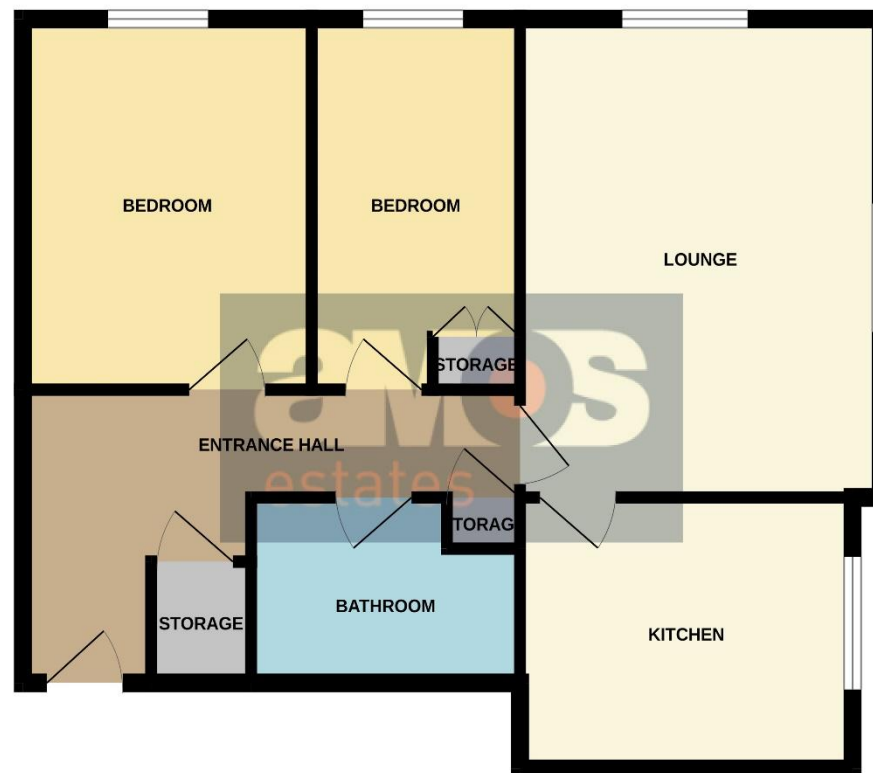
Location directly off The Broadway with an array of shops, bars, café's and restaurants whilst also being a short walk from Leigh mainline station with direct links into London Fenchurch Street as well as Old Leigh and everything it has to offer. Excellent local schools are also nearby, the property being within the Leigh North Street Primary and Belfair's Academy catchments. Viewings Advised.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.
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Highlights

- \ Two Bedroom First Floor Apartment
- \ Sought After St. Clements Court East Complex
- \ No Onward Chain
- \ Generous Size Accommodation
- \ Allocated Parking Space
- \ Prime Leigh-On-Sea Location Adjacent To Library Gardens
- \ Broadway Shops, Bars & Restaurants On Your Doorstep
- \ Needing Modernisation
- \ Lofts To All Floors
- \ Excellent School Catchments
- \ Walking Distance To Leigh Mainline Station
- \ Viewings Advised

Communal entrance door leading to communal hallway with lifts and stairs leading to first floor, private entrance door to:

Entrance Hall \ Fitted carpet, entry phone system, power points, large storage cupboard, airing cupboard housing tank, doors to accommodation off:

Lounge 15'8 x 11'9 \ Double glazed windows to front and side, fitted carpet, TV point, power points, door to:

Kitchen 9'6 x 8'7 \ Stainless steel sink and drainer unit, storage cupboards and drawers, space and plumbing for washing machine, space for cooker, further appliance spaces, double glazed windows to side, power points.

Bedroom One 11'9 x 10'3 \ Double glazed window to front, fitted carpet, power points.

Bedroom Two 11'5 x 6'11 \ Double glazed window to front, fitted carpet, power points, storage cupboards.

Bathroom 7'8 x 7'7 \ Three piece suite comprising panelled bath, wash basin, push button W.C., fitted carpet, storage cupboard.

Outside & Parking \ The property benefits from an allocated parking space and well tended communal gardens.



Lease Info \ 125 years from 1st Feb 1982 therefore approx. 81 years remaining. We are advised the service charge is £500 per quarter inc building insurance, water, sewerage, cleaning of common areas and rubbish management.



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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

