

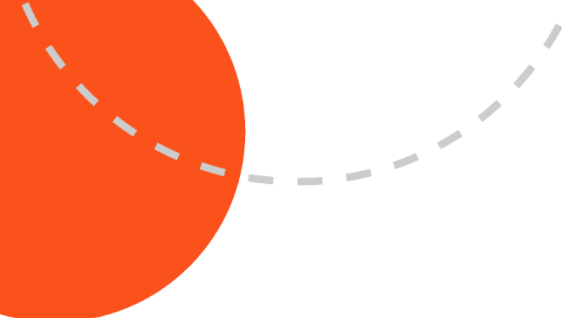


144 Pall Mall, Leigh-On-Sea, Essex, SS9 1RA

2 bed ground floor flat / Offers In Excess Of £280,000 / t. 01702 555888

amos





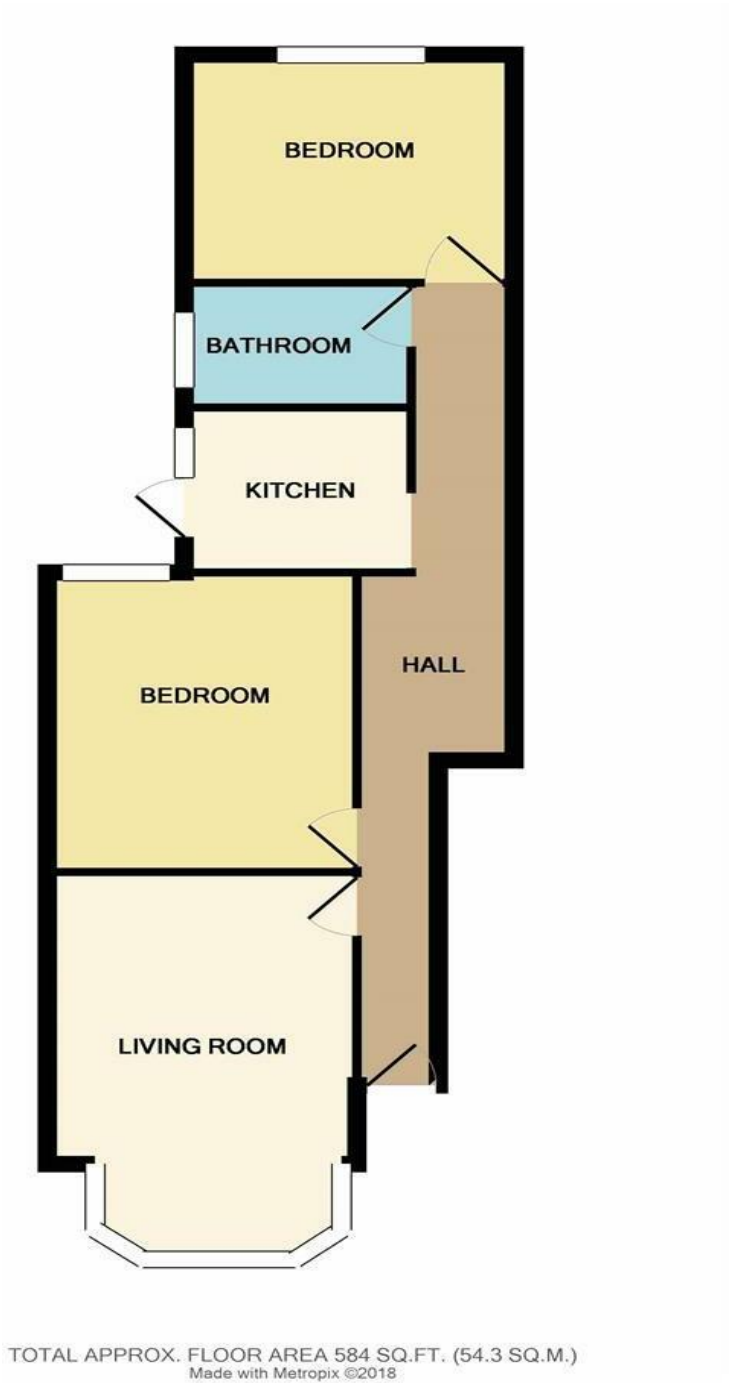
Offered with no onward chain in this prime Leigh-On-Sea location is this beautifully presented **two bedroom** ground floor flat being sold with a share of the freehold. Boasting large lounge, well fitted kitchen, generous size bedrooms and a luxury three piece bathroom suite together with own courtyard style rear garden. Also benefiting from upvc double glazing throughout, gas central heating via combination boiler and no annual service or ground rent charges.

Situated in the heart of Leigh-On-Sea, a short stroll from Leigh Broadway with its array of shops, café's and restaurants whilst also being within walking distance of Leigh and Chalkwell mainline station with direct links into London Fenchurch Street. This attractive flat also benefits from having external silicone wall insulation recently installed. Don't miss out, call now to book your viewing!

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Highlights

- / **Beautifully Presented Two Bedroom Ground Floor Flat**
- / **No Onward Chain**
- / **Large Lounge**
- / **Well Fitted Kitchen**
- / **Generous Size Bedrooms**
- / **Luxury Bathroom Suite**
- / **Own Courtyard Style Garden**
- / **Share Of Freehold**
- / **External Silicone Wall Insulation Recently Installed**
- / **No Service Charge Or Ground Rent**
- / **Close to Leigh Broadway**
- / **Walking Distance To Mainline Stations**
- / **Leigh North Street & Belfair's Academy Catchments**
- / **Viewings Advised**

Communal entrance door opening to communal lobby, private entrance door to:

Entrance Hall \ Exposed wood flooring, chrome radiator, power points, smooth plastered ceiling, Nest heating control, doors to accommodation off.

Lounge 15'6 Into Bay x 10'1 \ Upvc double glazed bay window to front, exposed wood flooring, chrome radiator, power points, T.V point.

Kitchen 7'6 x 6' \ Well fitted kitchen comprising stainless steel sink and drainer unit inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring gas hob above and extractor over, space and plumbing for washing machine, further appliance space, cupboard housing combination boiler, power points, breakfast bar facility, upvc double glazed window and door to side leading to outside space, smooth plastered ceiling with inset spotlights.

Bedroom One 12'1 x 10'6 \ Upvc double glazed window to rear, fitted carpet, chrome radiator, power points, smooth plastered and coved ceiling.

Bedroom Two 11'2 x 9'2 \ Upvc double glazed window to rear, fitted carpet, chrome radiator, power points, smooth plastered ceiling.

Bathroom \ Luxury three piece suite comprising panelled bath with shower over, push button w.c, wall hung wash basin with chrome mixer tap, display shelving, tiled walls and flooring, smooth plastered ceiling with inset spotlights, upvc obscure double glazed window to side, heated towel radiator, extractor.

Outside \ The property benefits from own compact courtyard style garden with fencing surround and side access to front via gate.



Lease Info \ We are advised the property benefits from having a share of freehold. Lease - 199 years from 1 July 1976 therefore benefitting from approximately 150 years remaining. There is no service charge or ground rent to pay.





PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

Digital Markets, Competition and Consumers Act 2024.

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