FOR SALE

Glen Road,
Leigh-On-Sea SS9 1EU

£250,000   Leasehold   Council Tax Band - B

- Ground Floor Flat
- One Bedroom
- Spacious Lounge
- Separate Kitchen Diner
- Three Piece Bathroom
- Front Garden & Section of Rear Garden
- Double Glazing Throughout
- Convenient for Leigh Broadway
- Short Walk to Chalkwell Station
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Offered with no onward chain, this superb one bedroom ground floor flat with garden is located in central Leigh. Good size lounge to the front aspect, one double bedroom, three piece bathroom and kitchen diner to the rear. Garden to the front aspect and own section of the rear garden. Glen Road is a quiet, no through road in a central leigh location just a short stroll away from Chalkwell station and Leigh Broadway.

Entrance
Communal front door into hallway with further front door into property. Hallway with storage cupboard.

Lounge
Lounge to the front aspect with fitted carpet, double glazed square bay window, coving and radiator.

Kitchen Diner
Kitchen diner to the rear aspect with double glazed window to the side aspect and door out to the rear garden. Wood effect floor, radiator, rolled edge work surface with wall & base units and space for appliances.

Bedroom
Bedroom to the rear aspect with double glazed window, fitted carpet, radiator and coving.

Bathroom
Three piece white suite comprising WC, wash hand basin and bath with shower over and glazed screen. Tiled walls, radiator and double glazed window.

Front & Rear Gardens
Brick wall enclosed front garden. Direct access from kitchen to own section of the rear garden.
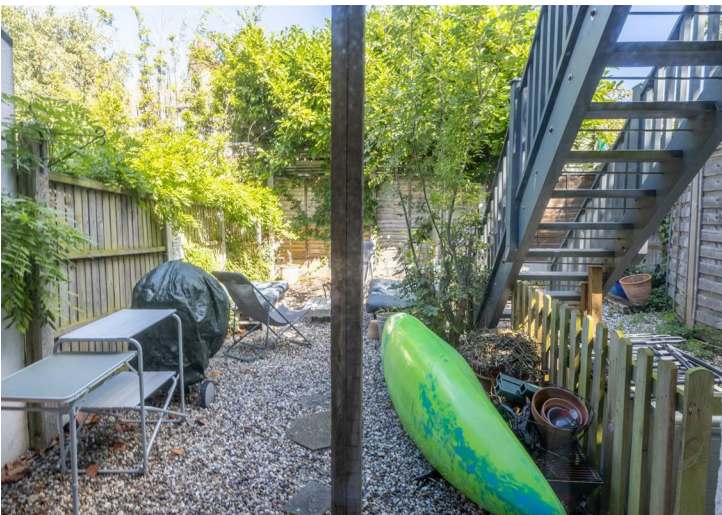
Tenure
Leasehold - 89 years remaining of 125 year lease
Ground Rent - £75 per annum rising to £100 per annum in 2039
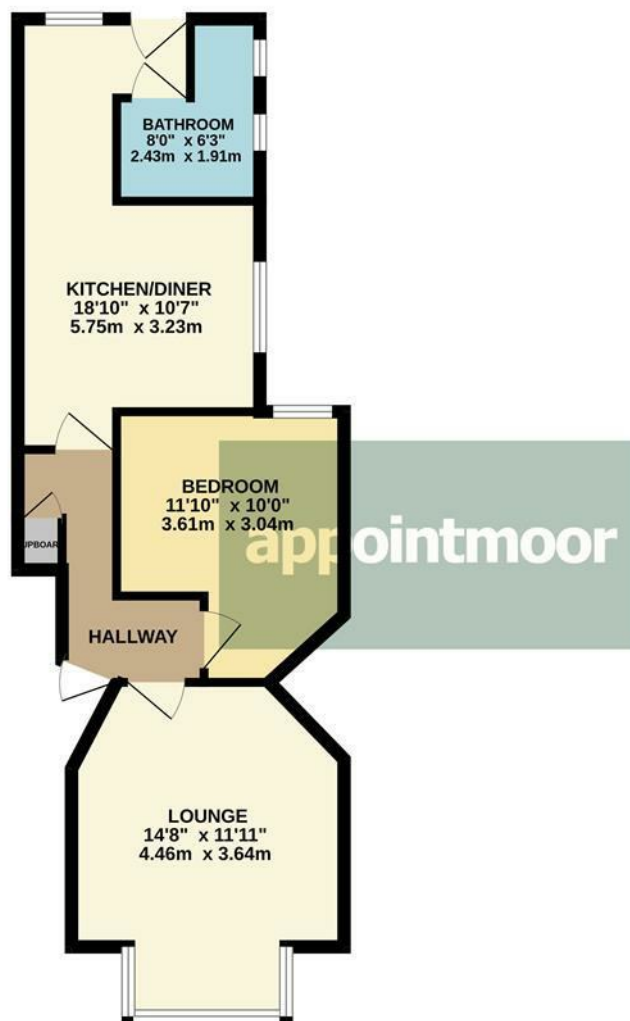Service charge - none set, works split between two flats as and when needed.

Additional Information
In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.

LEIGH-ON-SEA CHALKWELL
CHURCH HILL

Manchester Dr

Map data ©2024 Google

BATHROOM
8'0" x 6'3"
2.43m x 1.91m

KITCHEN/DINER
18'10" x 10'7"
5.75m x 3.23m

BEDROOM
11'10" x 10'0"
3.61m x 3.04m

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CUPBOARD

HALLWAY

LOUNGE
14'8" x 11'11"
4.46m x 3.64m

TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.

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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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales | EU Directive 2002/91/EC

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