



# 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.

**appointmoor**

## 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

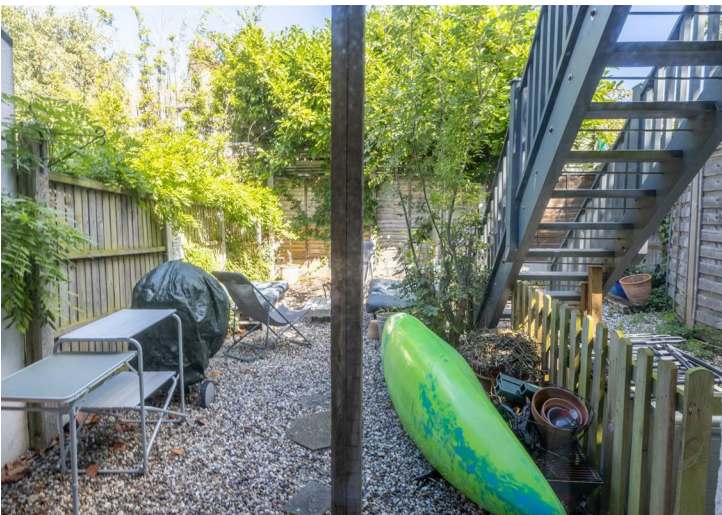
Leasehold - 89 years remaining of 125 year lease  
Ground Rent - £75 per annum rising to £100 per annum in 2039

Service charge - none set, works split between two flats as and when needed.

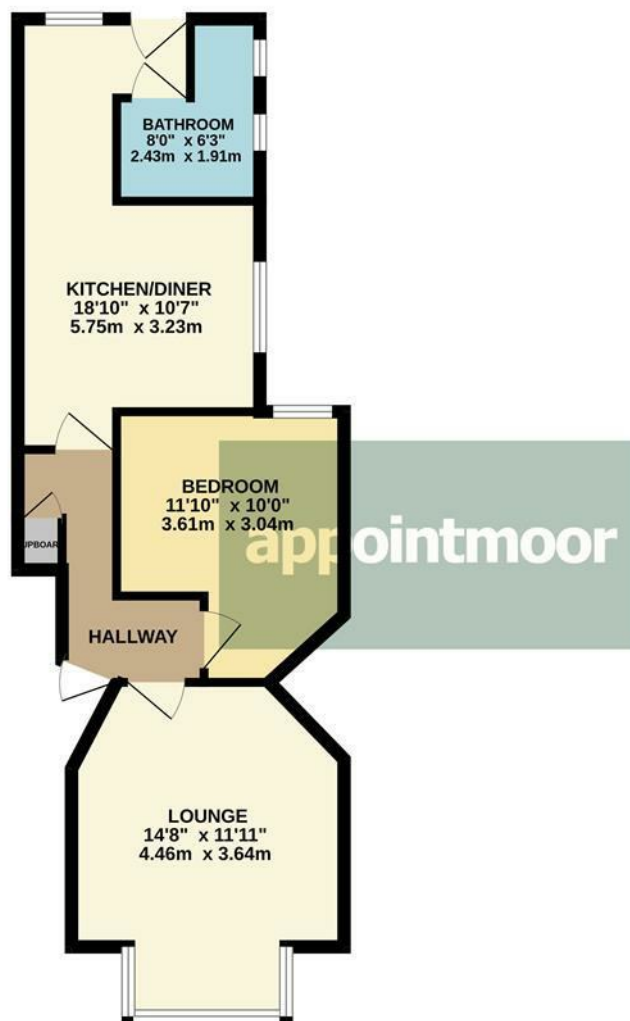
### Additional Information

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





GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



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.  
Made with Metropix 62023



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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

- [facebook.com/appointmoor](https://facebook.com/appointmoor)
- [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
- [twitter.com/appointmoor](https://twitter.com/appointmoor)
- [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)