



FOR SALE

Belle Vue Court, Leigh Park Road, Leigh-On-Sea SS9 2DU

£650,000 Leasehold Council Tax Band - E

- Penthouse Apartment in a Detached Building
- No Onward Chain
- Private Balcony with Panoramic Estuary Views
- Two Double Bedrooms
- Spacious Lounge Diner & Separate Kitchen
- Modern Bathroom & En-Suite
- Built-In Ceiling Speakers
- Garage & Off Street Parking Space
- Central Leigh Location - Moments from Old Leigh Town & Seafront
- Short Walk to Rail Station & Leigh Broadway

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

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Description

Stunning penthouse apartment complete with south facing balcony affording glorious panoramic Estuary views. This stylish property is located on the top floor of a detached purpose built building with three separate apartments and garages with parking to the ground floor. Situated in a highly sought-after central Leigh location, just a short stroll away from Old Leigh town, seafront, Leigh Broadway and ideal for the rail station and travel routes. The penthouse

apartment comprises a spacious lounge diner with private south facing balcony, luxury kitchen with integrated appliances, two double bedrooms, principal en-suite and four piece bathroom. Neutral modern décor throughout. Benefitting from one integrated garage with parking space in front, further on street parking available. Offered with *No Onward Chain* and in a fantastic prime Leigh seafront property, viewing is advised.

Entrance

Steps up to front door into the communal hallway. Stairs up to penthouse located on the second floor. Front door into apartment hallway with radiator, airing cupboard, loft hatch accessing large loft space, doors to all rooms.

Lounge

South facing lounge with double glazed window and sliding doors leading out to the balcony. Wood effect floor, inset spotlighting and wall lights.

Balcony

Sliding double glazed doors from the lounge leading out to the private balcony. South facing with wrought iron balustrade, the balcony affords far-reaching views across Old Leigh town and the Estuary.

Kitchen Breakfast Room

Spacious kitchen breakfast room with tiled floor, inset spotlighting, subway tiled walls and two south facing double glazed windows with views across the Estuary. The fitted kitchen has a range of wall and base units with stainless steel sink and drainer. Integrated appliances include two eye level oven, gas hob with extractor, fridge, freezer and washing machine. Breakfast bar with decorative hanging light.

Bedroom 1

Bedroom with double glazed window to rear, inset spotlighting, wood effect floor and fitted wardrobes with mirror sliding doors. Door to en-suite.

En-Suite

Three piece white suite comprising WC, wash hand basin and shower cubicle with glazed door. Tiled walls, chrome heated towel rail and double glazed window.

Bedroom 2

Bedroom with double glazed window to rear, inset spotlighting, wood effect floor and fitted storage.

Bathroom

Four piece suite comprising WC, wash hand basin, bidet and panel bath with shower over. Tiled walls and double glazed window.

Garage & Parking

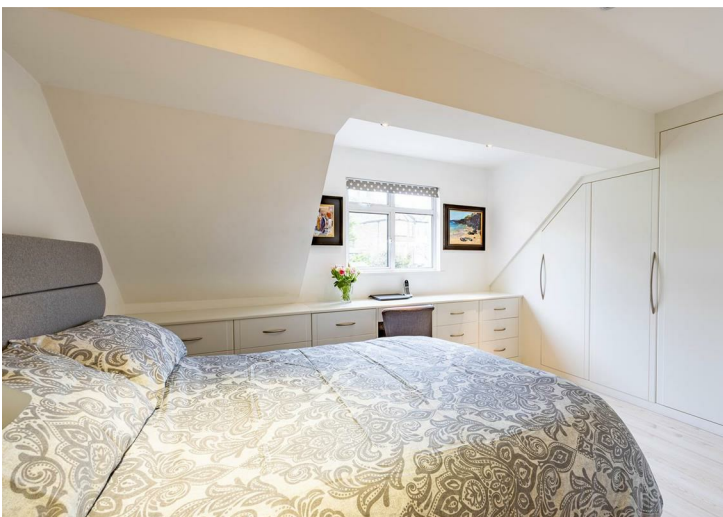
Integrated garage to the front of the property with electric up and over door. Additional off street parking space to front.

Tenure

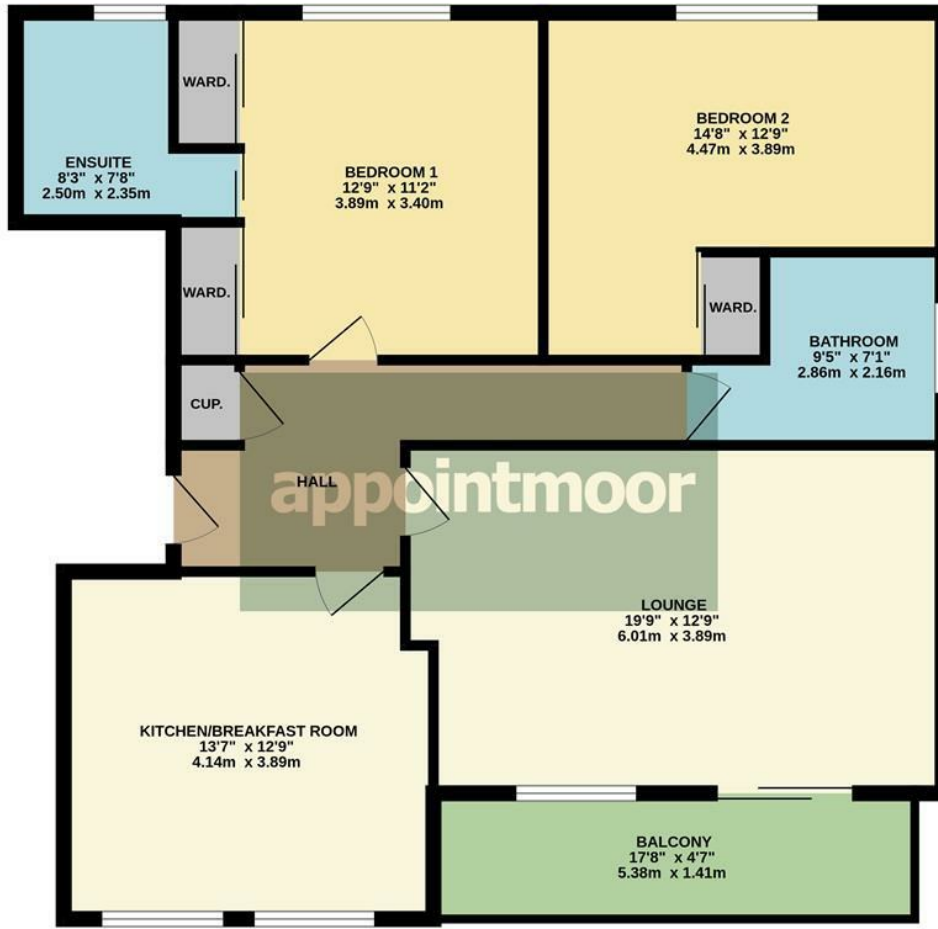
Brand new lease on completion
Peppercorn ground rent
Service charge - £660 per annum

Agents Notes

Large loft space accessed from hallway, loft is part boarded with pull down ladder.
Garage measurements - 6m x 2.7m



TOP FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	77





Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	67	76

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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