



# FOR SALE

## Rectory Grove, Leigh-On-Sea SS9 2BF

Offers In The Region Of £699,950 Leasehold - Share of Freehold Council Tax Band - F

- Two Bedroom Second Floor Apartment
- Located In The Heart Of Leigh On Sea
- Stunning Estuary Views
- South Facing Sun Terrace
- Concierge/ Residents gym
- Two Underground Parking Spaces
- Fitted Kitchen With Integrated Appliances
- Walking Distance To Leigh Station
- Large Open Plan Living area
- Underfloor Heating Throughout

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

**appointmoor**

## Description

Situated within the heart of Leigh-On-Sea is this stunning apartment boasting of a spacious layout with a spacious reception room, two double bedrooms, and an En-Suite, family bathroom and two underground parking spaces, this second-floor apartment provides a perfect setting for a cosy yet stylish living experience. The property, built in 2014, spans 767 sq ft and is meticulously maintained to offer an immaculate condition throughout.

One of the highlights of this apartment is the stunning estuary views that can be enjoyed from your very own private sun terrace, providing a serene spot to unwind and

soak in the beauty of the surroundings. Residents of this apartment also have access to a well-equipped gym, perfect for those who enjoy an active lifestyle without having to leave the comfort of their home.

You are within walking distance to Leigh-On-Sea station for an easy commute in the city & are surrounded by a vast amount of local amenities, cafes and restaurants for you to enjoy! If you are looking for a contemporary living space with a touch of luxury and breathtaking views, this apartment in Rectory Grove is sure to captivate your heart.

### Entrance

Via secure communal glass door with a large stylish reception area & a welcoming concierge service. Lift or stairs leading to first floor. Door to gymnasium. Own door into:

### Hallway

### Lounge/Diner

Wooden flooring with underfloor heating, double glazed bi-fold doors leading to south facing sun terrace, double glazed window to rear aspect, storage cupboard, spotlight lighting.

### Kitchen

Contemporary gloss LICHT wall and base kitchen units & breakfast table, with soft closing mechanism & quartz worksurfaces & splashbacks, stainless steel sink & drainer with mixer tap. Siemens integrated appliances that include multi function echo clean oven, gas hob with matching extractor fan over, fridge freezer, dishwasher & washer/dryer. Brushed stainless steel power points & underfloor heated oak engineered flooring.

### Bedroom 1

Wooden flooring with underfloor heating, double glazed window to side aspect, fitted wardrobes, spotlight lighting.

### En-Suite

Beautiful en suite with inset spotlights, walk in Grohe shower with thermostatic control showers with glass screen, custom style vanity wash hand basins with soft closing drawer & Grohe fittings, wall hung low level wc with soft closing seating & dual flush, integrated heated towel rail, fully tiled walls & underfloor heated ceramic flooring. Frosted double glazed window.

### Bedroom 2

Wooden flooring with underfloor heating, double glazed windows to front aspect, spotlight lighting.

### Bathroom

Inset spotlights, ceramic tiled bath with Grohe thermostatic shower over & glass screen, custom style vanity wash hand basins with soft closing drawer & Grohe fittings, wall hung low level wc with soft closing seating & dual flush. Fully tiled ceramic walls & integrated heated towel rail, fully tiled walls & underfloor heated ceramic flooring.

### Outside Terrace

South facing sun terrace with artificial grass, powered electric heater and stunning views over Thames Estuary.

### Residents Gym

Fully fitted double height gymnasium for residents use only, good selection of equipment

### Front Of Property & Parking

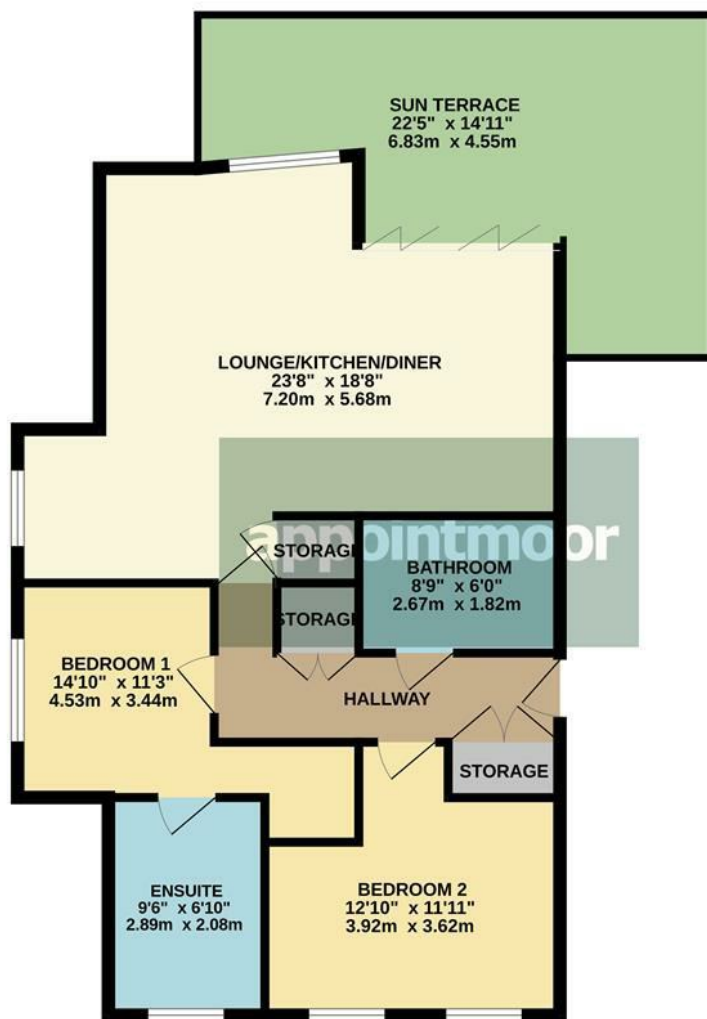
Communal entrance with residents lift & stairs. Underground parking with two spaces offered.

### Tenure

Share of freehold  
£2,300 service charge every 6 months.  
No ground rent charge.



SECOND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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 62024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>	<b>89</b>	<b>89</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

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

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