

**SCOTT &  
STAPLETON**

**FERNLEIGH COURT**  
Leigh-On-Sea, SS9 1LH  
Guide Price £280,000





## FERNLEIGH COURT

**£280,000**

LEIGH-ON-SEA, SS9 1LH

\*\*\* GUIDE PRICE £280,000 - £300,000 \*\*\* Scott & Stapleton are delighted to offer for sale this beautiful ground floor purpose built apartment within a popular development in a highly sought after location south of the London Road.

This super property has been recently redecorated and refurbished throughout by the present vendors and is extremely well presented. There is spacious accommodation including 2 double bedrooms, large lounge, separate modern fitted kitchen & brand new bathroom suite.

There is also the added attractions of a detached GARAGE, off street parking & SHARE OF FREEHOLD.

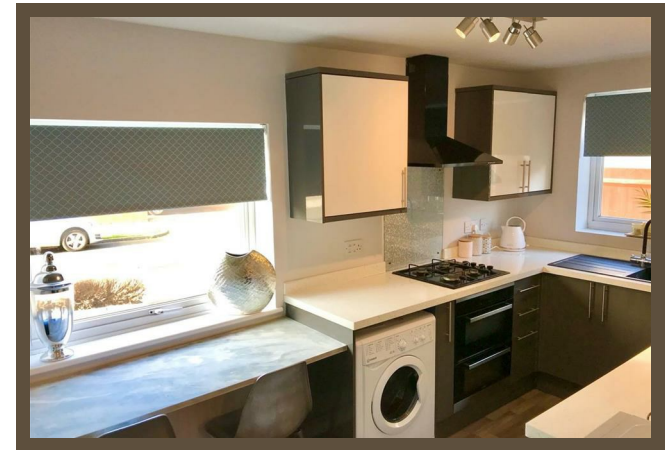
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Located in a highly desirable location close to Chalkwell park, schools & station whilst Leigh Road shopping facilities are also close to hand.

Offered with vacant possession & no onward chain this would be a perfect first time purchase or downsizing option. An early internal inspection is strongly advised.



## Accommodation comprises

Communal entrance door leading to communal entrance with personal entrance door with obscure glazed inset leading to:

### Entrance hall

6.83m x 3.10m max (22'5 x 10'2 max)

Large L shaped entrance hall. Radiator, doors to all rooms.

### Lounge

4.62m x 3.58m (15'2 x 11'9)

Huge UPVC double glazed window to front. Radiator.

### Kitchen

4.09m x 2.24m (13'5 x 7'4)

Two UPVC double glazed windows to front & side. luxury range of high gloss fitted base & eye level units incorporating drawer pack and good size breakfast bar. Integrated electric double oven, separate gas hob & extractor fan, spaces for washing machine, fridge, freezer & dishwasher, modern square edged worktops with matching upstands and inset sink with matching drainer & mixer tap. wall mounted Ideal combi boiler (not tested), in matching cupboard/

### Bedroom 1

4.42m x 2.84m (14'6 x 9'4)

Large UPVC double glazed window to front. Radiator, range of mirror fronted fitted wardrobes to one wall.

### Bedroom 2

3.15m x 2.54m (10'4 x 8'4)

UPVC double glazed window to side. Radiator.

### Bathroom

3.12m x 1.45m (10'3 x 4'9)

Obscure UPVC double glazed window to side. newly fitted white suite with panelled bath with separate shower over & glass screen, low level WC & pedestal wash hand basin with mixer tap. Part tiled walls, heated towel rail, large built in airing cupboard.

## Externally

Large in & out driveway to the front leading to rear with off street parking & detached single garage in block.

## Lease details

The property comes with the benefit of a share of freehold. No ground rent charges apply.

Service charge approx. £140 per month which includes buildings insurance.

N.B

A condition of the lease prohibits the renting of any of the flats within the development so owner occupiers are suitable to buy.

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		
England & Wales		
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>		
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