

SCOTT &
STAPLETON

NORTH STREET
Leigh-On-Sea, SS9 1QE
£260,000





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Scott and Stapleton are pleased to present to the market this stunning first floor apartment which had undergone complete refurbishment, and taken back to brick work.

The entire property was re-plastered, decorated throughout, with modern electrics and central heating system with Hive thermostat installed.

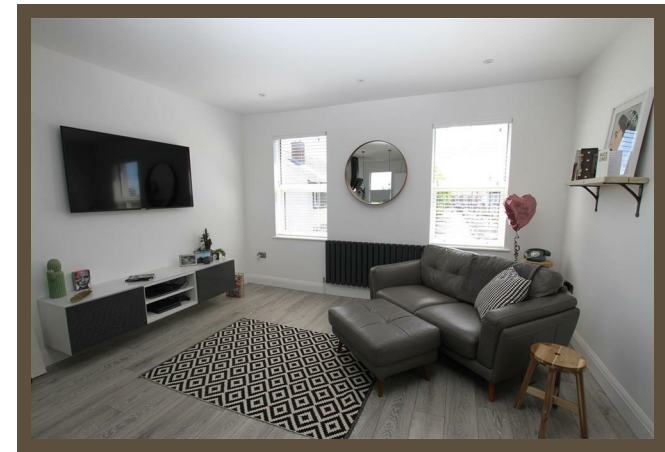
With a modern open plan kitchen living dining space with glass balustrade from the landing, the property is light, bright and extremely spacious. The kitchen has all appliances integrated which will remain, and a large concrete effect breakfast bar that can fit up to 4 people.

There was once a dated bathroom which is now converted in to a large shower room with walk in shower unit powered by the mains pressure with

rainforest style over head shower, and hand held shower attachment. The master bedroom is a nice double with the added addition of a walk in wardrobe with three sets of rails and ample space for drawers. There is also the added advantage of a delightful private garden area to the rear. Finally the lease was renewed to 125 years in 2019.

Located in a highly sought after location just yards from the popular Leigh Broadway with its abundance of boutique shops, restaurants & bars whilst Leigh station & seafront are also within easy walking distance.

This is a stylish apartment and available to view by appointment only.



Accommodation comprises

Communal entrance door leading to communal entrance hall. Grey wood effect laminate flooring and personal door and stairs leading to first floor landing.

Landing

Split level landing with glass balustrade. Fitted carpet. Panelled doors to shower room and bedroom. Open plan to kitchen lounge diner. Contemporary anthracite radiator. Smooth plastered ceiling and walls. Recessed halogen spot lights. Built in cupboard housing storage and fuse box.

Open Kitchen Kitchen Lounge Diner

6.73m x 4.14m (22'1 x 13'7)

Lounge area:

Double glazed windows to rear, side and front elevations with fitted blinds to remain. Wood effect grey laminate flooring. Contemporary anthracite radiator. Smooth plastered walls and ceiling. Recessed halogen spot lights. Loft hatch.

Kitchen area:

Modern selection of high gloss white base units and drawers, plus under oven pan drawer. All white goods are fitted which include dishwasher, washing machine, fridge freezer and electric oven. Complementary thick square edged concrete effect worktop with inset induction hob and composite sink with drainer and mixer tap. Large breakfast bar big enough for four bar stools. Attractive brick tiling with grey grout. One large cupboard housing combination boiler and ample space for ironing boards and other tall items. Wall mounted extractor fan with fun changing coloured lights. Two hanging industrial style pendants over breakfast bar.

Bedroom One

2.95m x 2.62m (9'8 x 8'7)

Double glazed window overlooking garden and dark grey fitted blind. Newly fitted carpet. Contemporary anthracite radiator. Smooth plastered walls and ceiling with recessed halogen spot lights. Arch to walk in wardrobe with fitted rails and ample space for drawers.

Shower Room

2.08m x 1.60m (6'10 x 5'3)

Double glazed obscure window to side elevation with dark grey fitted blind. Contemporary tiled floor with part brick tiling to two walls with grey grout. Black heated towel rail. White suite comprising walk in shower with mains pressured rainforest effect shower over head and hand held. Low level w.c and wash hand basin set in to vanity unit with two drawers. The rest of the walls and ceiling have been inspired by Farrow and Ball's 'Downpipe'. Extractor fan and recessed halogen spot lights.

Externally

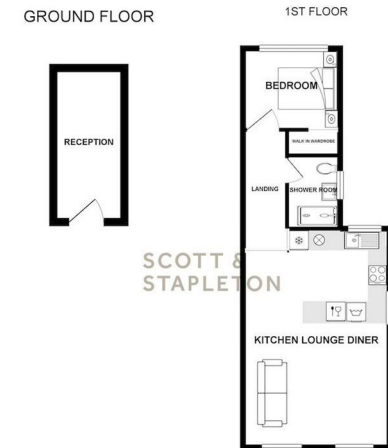
As previously mentioned the property benefits from a section of rear garden approached from the side pedestrian access. Shingled & fully fenced.

Lease details

Lease of 120 years extended in 2019.

Ground Rent £200 per year

Maintenance and buildings insurance split 50/50 with downstairs flat.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	