

**SCOTT &
STAPLETON**

BROADWAY WEST
Leigh-On-Sea, SS9 2BS
£250,000





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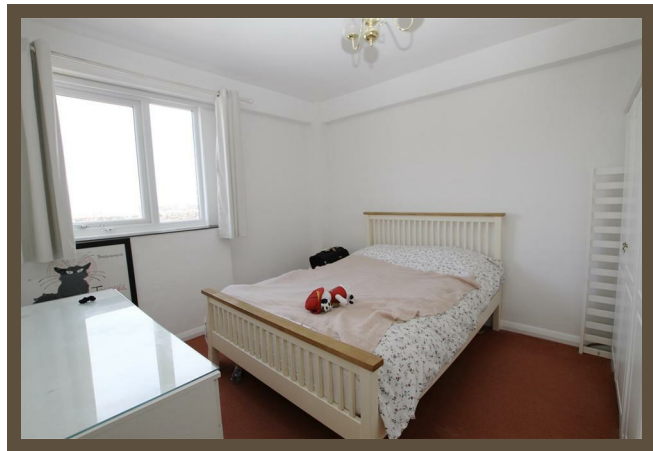
LEIGH-ON-SEA, SS9 2BS

Scott and Stapleton are pleased to present to the market this 8th floor apartment in the popular block of St. Clements Court East. Located off the Broadway and within walking distance to all the shops, bars, restaurants and Leigh Station, this particular flat offers NO ONWARD CHAIN and spectacular views!!!

The building has lift access and stairs to all floors. The property comprises two good sized bedrooms, fully tiled bathroom with white suite, bright lounge diner and a fully equipped kitchen with ample storage.

On the ground level there is a storage unit and access to your own allocated off street parking space.

This must be viewed now to avoid disappointment.



Accommodation approached via

Communal entrance with staircase and lift service to all floors. 8th floor with own personal door to apartment.

Entrance Hallway

4.47 x 2.54 (14'7" x 8'3")

Great sized hallway with doors to all rooms. Carpet. Wall mounted phone entry system. Storage cupboard. Smooth plastered ceiling. Hanging pendant.

Lounge

4.72m x 3.56m (15'6 x 11'8)

Double glazed windows to rear and side elevation with blinds attached and roof top views and sea glimpses. Carpet. Electric heater. Smooth plastered ceiling.

Kitchen

2.90m x 2.62m (9'6 x 8'7)

Double glazed window to side elevation with blind attached and sea glimpses. Wood effect laminate flooring. Selection of base units and drawers. All white goods and cooker will remain. Complimentary rolled edge worktop with inset sink with drainer and mixer tap. Part tiling to walls. Matching selection of eye level units, glass fronted display unit and extractor. Smooth plastered ceiling.

Bedroom One

3.61m x 3.12m (11'10 x 10'3)

UPVC window to rear elevation. Carpet. Electric heater. Smooth plastered ceiling. Hanging pendant.

Bedroom Two

3.51m x 2.01m (11'6 x 6'7)

UPVC window to rear elevation. Carpet. Electric heater. Built in cupboard with double doors. Picture rail. Smooth plastered ceiling. Hanging pendant.

Bathroom

2.29m x 2.26m (7'6 x 7'5)

Tiling to floor and walls. Heater and extractor. Modern white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Smooth plastered ceiling.

Outside

Off street parking space for one vehicle plus an allocated secure storage cupboard on the ground floor.

Lease Details

SHARE OF FREEHOLD

The lease has approx 176 years remaining

Service charge: £500 per quarter inc building insurance and water.

