

SCOTT &
STAPLETON

ST CLEMENTS COURT EAST
Leigh-On-Sea, SS9 2BS
£250,000





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This apartment is need of some modernisation but offers good size accommodation including a spacious, double aspect lounge with separate kitchen, 2 double bedrooms & fitted shower room.

There is also the added attractions of secure off street parking, a useful storage area, lift service, on site caretaker & large communal gardens.

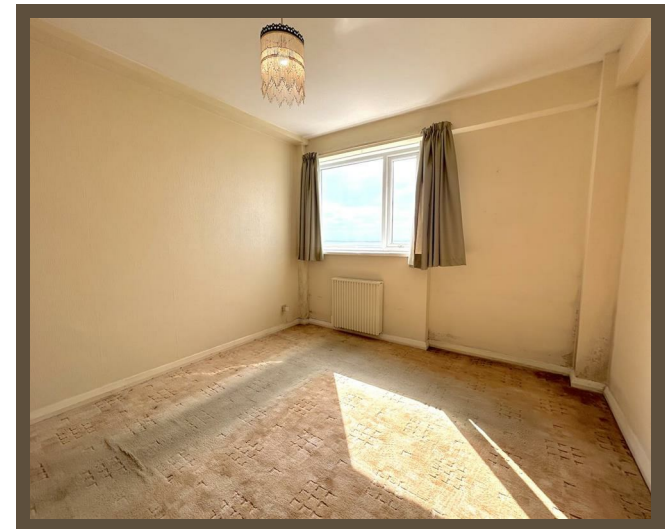
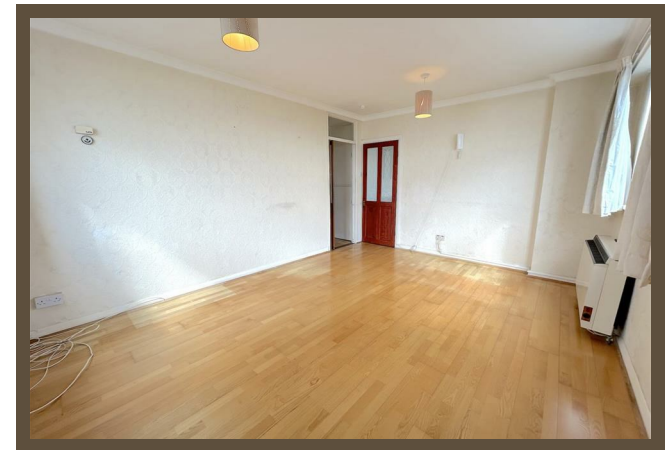
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Ideally located in central Leigh on Sea, local amenities are on the doorstep including library, parks, shops, bars & restaurants whilst Leigh station & seafront are both within a short walk.

Offered with vacant possession & no onward chain this is an opportunity to purchase a reasonably priced flat with glorious estuary views. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance with lift & stairs to all floors. Personal door leading to entrance hall.

Entrance hall

Large L shaped entrance with huge fitted storage cupboard plus further fitted airing cupboard with jacketed copper cylinder, wooden flooring, electric storage heater. Doors to all rooms.

Lounge/diner

4.70m x 3.53m (15'5 x 11'7)

Double aspect room with large UPVC double glazed windows to rear & side both with stunning views. Wooden flooring, electric storage heater plus further electric radiator, coved ceiling. Door to kitchen.

Kitchen

2.87m x 2.59m (9'5 x 8'6)

UPVC double glazed window to side with fabulous views over St Clements church. Range of base & eye level units with integrated electric oven, separate hob & extractor fan, spaces for fridge & freezer. Wood effect worktop with inset stainless steel sink with mixer tap & matching drainer, tiled splashbacks, tiled floor.

Bedroom 1

3.71m x 3.12m (12'2 x 10'3)

UPVC double glazed window to rear with uninterrupted estuary views. Electric radiator.

Bedroom 2

3.40m x 2.06m (11'2 x 6'9)

UPVC double glazed window to rear with uninterrupted estuary views. Fitted wardrobe, electric radiator.

Shower room

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

Corner shower cubicle, low level WC with concealed cistern,

wash hand basin in vanity unit with mixer tap & cupboard below. part tiled walls, tiled floor, heated towel rail, space for washing machine.

Externally

The property benefits from a secure, covered allocated parking space to the rear.

There is also a allocated storage area ideal for Christmas decorations, suitcases, etc.

There is a large paved communal gardens to the rear & an on site care taker.

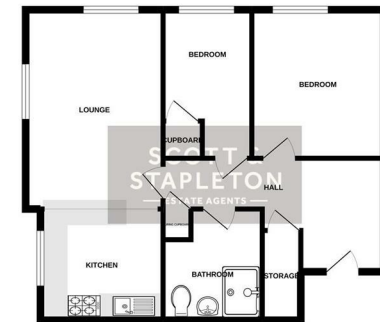
Lease details

SHARE OF FREEHOLD

The lease has approx 176 years remaining

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

GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC