

SCOTT &
STAPLETON

LEIGH HEATH COURT
Leigh-On-Sea, SS9 2QP
£240,000





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Scott & Stapleton are delighted to offer for sale this super ground floor flat benefitting from a south backing garden and access to the shared roof terrace.

This fabulous apartment is located within a landmark art deco style development on the borders of the Marine Estate and has been exceptionally well maintained and updated by the present vendor to offer a large open plan lounge/diner & luxury kitchen, 2 double bedrooms & modern bathroom.

There is direct access to a shared south backing rear garden & a stunning communal roof terrace with amazing views over the Marine Estate towards the Thames estuary.

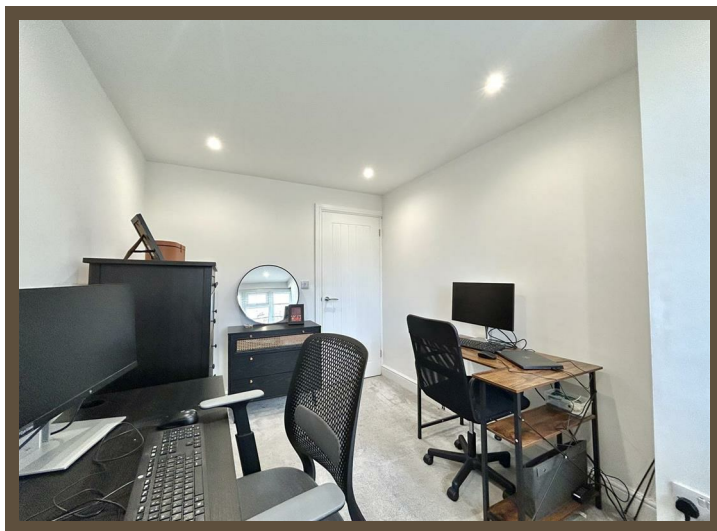
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The property is within walking distance of Leigh mainline railway station whilst all other amenities are also close to hand.

A great opportunity to purchase a 'turn key' apartment. An ideal first time purchase, downsizing option or buy to let investment. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall. Personal door leading to entrance hall.

Entrance hall

large storage cupboard, laminate flooring, radiator, ceiling spotlights, intercom. Doors to all rooms.

Open plan lounge/diner/kitchen

6.71m x 3.38m (22' x 11'1)

Lounge/dining area

Large UPVC double glazed window to rear, UPVC double glazed door to rear on to garden. Laminate flooring, radiator, ceiling spotlights. Open plan to kitchen area

Kitchen area

UPVc double glazed window to rear. Luxury range of base & eye level units with drawer pack and integrated appliances including electric oven, separate electric hob, fridge/freezer & washing machine. Square edge worktops with matching breakfast bar & inset sink unit with matching drainer & mixer tap. Laminate flooring, ceiling spotlights.

Garden

Shared garden with large decked patio. Extremely sunny being south facing.

Bedroom 1

4.37m x 3.15m (14'4 x 10'4)

UPVC double glazed nay window to front. Built in boiler cupboard with Ideal combination boiler (not tested), radiator, ceiling spotlights.

Bedroom 2

3.51m x 2.34m (11'6 x 7'8)

UPVc double glazed bay window to front. Radiator, spotlights.

Shower room

Luxury white suite comprising of walk in double shower cubicle with oversized shower head and glass screen, low level WC & wash hand basin in vanity unit with mixer tap & drawers beneath. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights, extractor fan.

Lease information

The vendor informs us of the following:

Original lease term : 199 years from 25 March 1975

Therefore = 149 Years remaining

Service charge: approx £550 every 6 months

Buildings Insurance: approx £800 per annum

Ground Rent: £10 per annum



Floor Plan

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		
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(81-91) B		
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