

SCOTT &  
STAPLETON

RONALD HILL GROVE  
Leigh-On-Sea, SS9 2JB  
£475,000







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Scott & Stapleton are excited to offer for sale this huge self contained ground floor purpose built apartment benefitting from a fabulous private, west facing REAR GARDEN, DETACHED GARAGE, PARKING & 3 GOOD SIZE BEDROOMS.

This super property is in excellent condition throughout with a recently fitted kitchen/diner with integrated Neff appliances, large separate lounge, 3 good size bedrooms, luxury fitted shower/wet room, west backing garden, detached garage, off street parking & a share of freehold.

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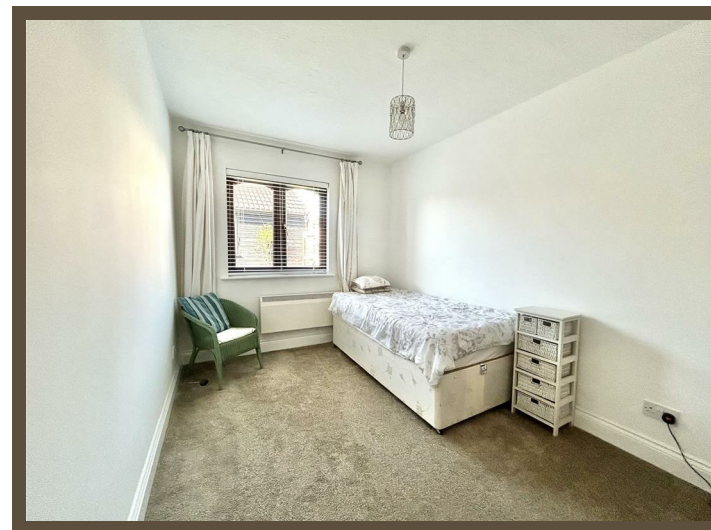
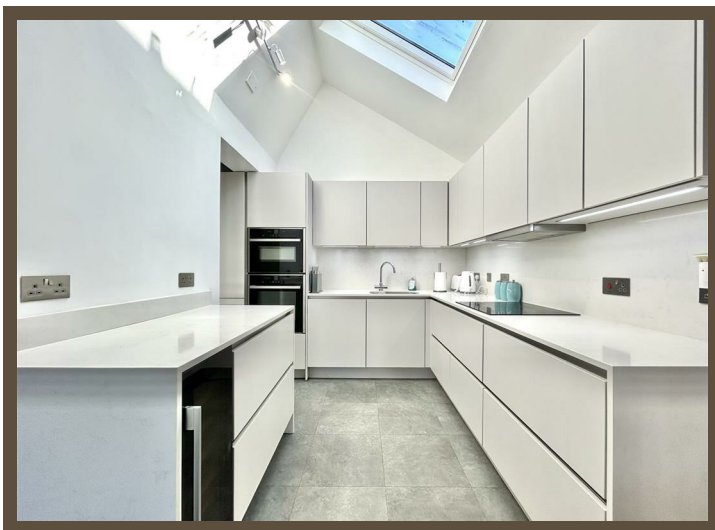
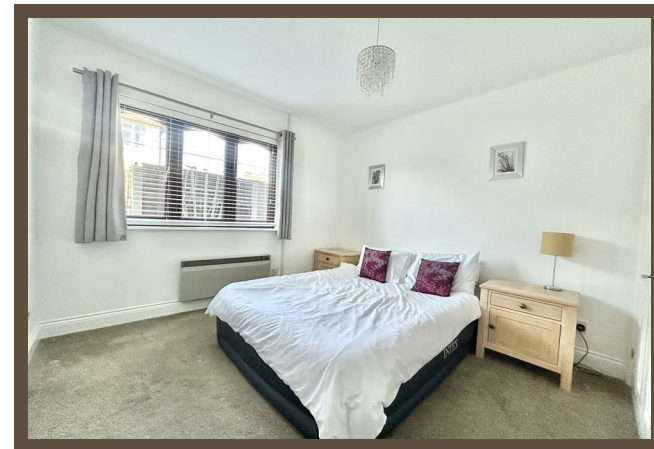
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Located in a highly desirable location south of the London Road the property is within catchment for the popular West Leigh schools catchment area & easy walking distance of Leigh mainline railway station & Broadway.

A brilliant opportunity for a downsizing option this is a unique chance to buy one of the best apartments around with the added bonuses of parking, garage & garden.

Offered with vacant possession & no onward chain an early internal inspection is strongly advised.







Entrance

Door to entrance with further door with phone entry. Communal entrance leading to all apartments with own personal door on ground floor leading to flat.

Hallway

4.17m x 1.63m (13'8 x 5'4)  
Wood effect laminate. Good size space with doors to rooms. Wall mounted phone entry system. Electric radiator. Smooth plastered walls and textured ceiling.

Bedroom Three

2.72m x 2.29m in to bay (8'11 x 7'6 in to bay)  
Double glazed bay window to front. Carpet. Smooth plastered walls.

Bedroom Two

3.81m x 2.51m (12'6 x 8'3)  
Double glazed window to side overlooking garden. Smooth plastered walls. Electric heater.

Bedroom One

3.81m x 3.15m maximum (12'6 x 10'4 maximum)  
Double glazed window to side elevation over looking garden. Electric heater. Fitted wardrobes. Smooth plastered walls.

Shower room/wet room

2.01m x 1.96m (6'7 x 6'5)  
Low level WC, wash hand basin in vanity unit with mixer tap & drawers below, walk in shower area, vinyl flooring, fully tiled walls, mirror fronted fitted cupboard, heated towel rail, extractor fan.

Lounge

4.80m x 3.58m (15'9 x 11'9)  
Wood laminate flooring. Double glazed french doors opening on to garden. with adjacent full height double glazed windows. Electric heater. Sooth plastered walls. archway to kitchen.

Kitchen/diner

5.38m x 2.36m (17'8 x 7'9)  
Fully tiled flooring. Double glazed french doors opening on to garden and feature Velux style window. Selection of recently fitted base & eye level units with deep pan drawers to base level. Luxury integrated Neff appliances including electric oven, microwave/oven, separate electric hob, extractor fan, dishwasher, wine cooler & washing machine. Quartz worktops with matching splashback, inset stainless steel one and a quarter bowl sink unit with mixer tap. Smooth plastered walls. Large built in cupboard housing foam lagged copper cylinder.

Garden

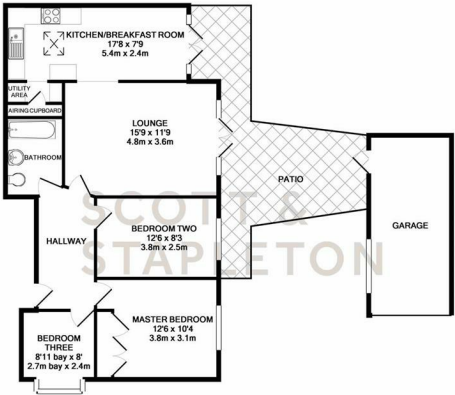
West facing and beautifully maintained. Attractive plant borders, block paved patio area plus large decked patio. Door to garage. Rear gate providing access to parking space.

Garage and Parking

5.66m x 3.18m (18'7 x 10'5)  
Own garage with power and lighting. Hard standing area in front of garage providing off street parking for one vehicle.

INFO

Share of freehold.  
Lease was 999 years from 1992  
Buildings insurance contribution £132 per annum



TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 SQ.M.)  
Whilst every effort has been made to ensure the accuracy of the floor plan compared to measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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