

SCOTT &
STAPLETON

CR
Lei
Of





CRESCENT ROAD

LEIGH-ON-SEA, SS9 2PF

£300,000

Scott & Stapleton are delighted to offer for sale this superb first floor apartment situated within the ever popular Marine Estate and offered with no onward chain.

This fabulous property benefits from its own front door leading to spacious accommodation including 2 double bedrooms, large lounge/diner, modern fitted kitchen & bathroom plus a super, west facing balcony.

There are also the added benefits of a GARAGE providing off street parking, well tended communal gardens and the property of offered with a share of the freehold with very reasonable annual costs.

Scott & Stapleton are delighted to offer for sale this superb first floor apartment situated within the ever popular Marine Estate and offered with no onward chain.

This fabulous property benefits from its own front door leading to spacious accommodation including 2 double bedrooms, large lounge/diner, modern fitted kitchen & bathroom plus a super, west facing balcony.

There are also the added benefits of a GARAGE providing off street parking, well tended communal gardens and the property of offered with a share of the freehold with very reasonable annual costs.

The property is within the sought after Westcliff area, a short walking distance of Leigh mainline railway station and local shops are on the doorstep.

A great opportunity for a first time buyer or investor to purchase an apartment in a desirable location, an early inspection is advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton is responsible for any loss or damage caused by reliance on these particulars. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



Accommodation comprises

Approached via private pathway to covered porch area. Own UPVC half double glazed entrance door to entrance hall.

Entrance hall

2 x 1.3 (6'6" x 4'3")

Large storage cupboard, ample room for numerous coats & shoes, laminate flooring. Stairs to first floor landing.

First floor landing.

2.5 x 1.1 (8'2" x 3'7")

UPVC double glazed window to side. Storage cupboard housing meters. Dado rail, coved ceiling, laminate flooring. Door to lounge/diner.

Lounge/diner

6.7 x 3 increasing to 4.6 (21'11" x 9'10" increasing to 15'1")

Impressive room with huge UPVC double glazed picture window to front, further UPVC double glazed door to front on to balcony. Dado rail, laminate flooring, 2 radiators. Open archway in to kitchen.

Balcony

West facing balcony with tiled floor & estuary glimpses.

Kitchen

2.5 x 2 (8'2" x 6'6")

UPVC double glazed window to side. Range of white high gloss base & eye level units with drawer pack. Integrated electric oven, separate gas hob & extractor fan, spaces for washing machine & fridge/freezer. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, laminate flooring, newly fitted Ideal combination boiler.

Inner hallway

2.4 x 0.8 (7'10" x 2'7")

Laminate flooring. Doors to bedrooms & bathroom.

Bedroom 1

4.2 x 3 (13'9" x 9'10")

Large UPVC double glazed window to rear. Range of fitted wardrobes to 1 wall, radiator, coved ceiling with ceiling rose, loft access.

Bedroom 2

2.6 x 2.6 (8'6" x 8'6")

UPVC double glazed window to rear. Laminate flooring, radiator.

Bathroom

2.4 x 1.6 (7'10" x 5'2")

2 obscure UPVC double glazed windows to side. White suite comprising of panelled bath with shower over & glass screen, pedestal wash hand basin with mixer tap & low level WC. Part tiled walls, tiled floor, heated towel rail, extractor fan.

Parking

The property benefits from a single garage in a block to rear.

Externally

There are well tended communal gardens to front & rear with communal washing lines to rear.

Lease details

The property comes with a share of freehold
There is also a lease of 155 years from 2014
Service charge is approx. £850 per annum which includes the buildings insurance, gardener, maintenance & accountant

Energy Efficiency	
Very energy efficient - high	
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - high	
England & Wales	