

# bear

*Estate Agents*



\* IF YOU WOULD LIKE TO ARRANGE A VIEWING, PLEASE FILL OUT THE APPLICATION FORM ONLINE BY CLICKING THE EMAIL AGENT OR REQUEST DETAILS BUTTON \* We'll present two bedroom 10th floor flat in a popular block in the centre of Leigh-on-Sea, on the sought after Leigh Broadway. Boasting spectacular sea views.

- Please Request a Viewing by Click the Email Agent or Request Details Button
- Dual Aspect Kitchen/Living Room
- Three Piece Shower Room
- Electric Heating
- Walking Distance to Leigh-on-Sea Train Station
- 10th Floor Flat with Lift Access
- Two Bedrooms
- Double Glazing
- Located on Leigh Broadway
- Close to Old Leigh

## Broadway

Leigh-on-Sea

**£1,400 (From) Per Calendar Month**  
(From) Per Calendar Month



# Broadway



Bear Lettings are pleased to offer, this impressive two bedroom flat to let, boasting spectacular sea views across The Thames Estuary. Located on the 10th floor with lift access, this flat has been well presented throughout. The heart lies within the dual aspect, sizeable open plan kitchen/living room which benefits from having a modern kitchen. Further accommodation includes two bedrooms, storage and a three piece shower room.

St Clements Court East is situated on the ever-popular Leigh Broadway within easy reach of an array of excellent establishments. Convenient bus links and Leigh-on-Sea Train Station are within walking distance, making this location ideal for commuters. Also within the area, you will find Old Leigh, Chalkwell Park and the seafront.

## **Two Bedroom 10th Floor Flat**

### **Entrance Hall**

### **Kitchen/Living Room**

25'1 x 12'2

### **Bedroom One**

11'7 x 10'3

### **Bedroom Two**

11'7 x 6'9

### **Shower Room**

7'6 x 7'2

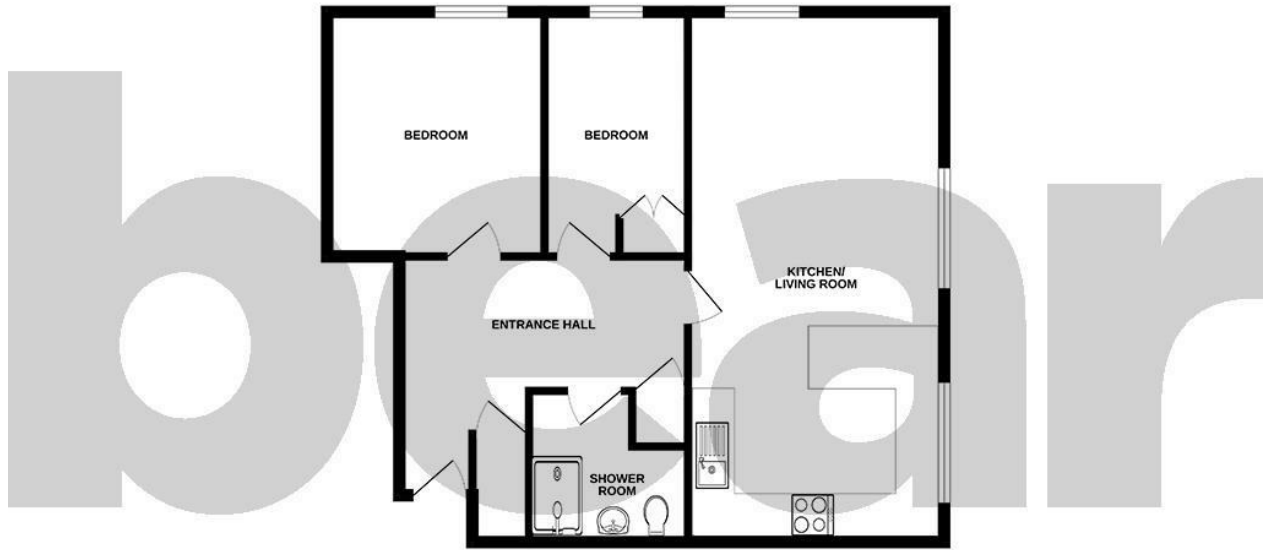
### **Storage**





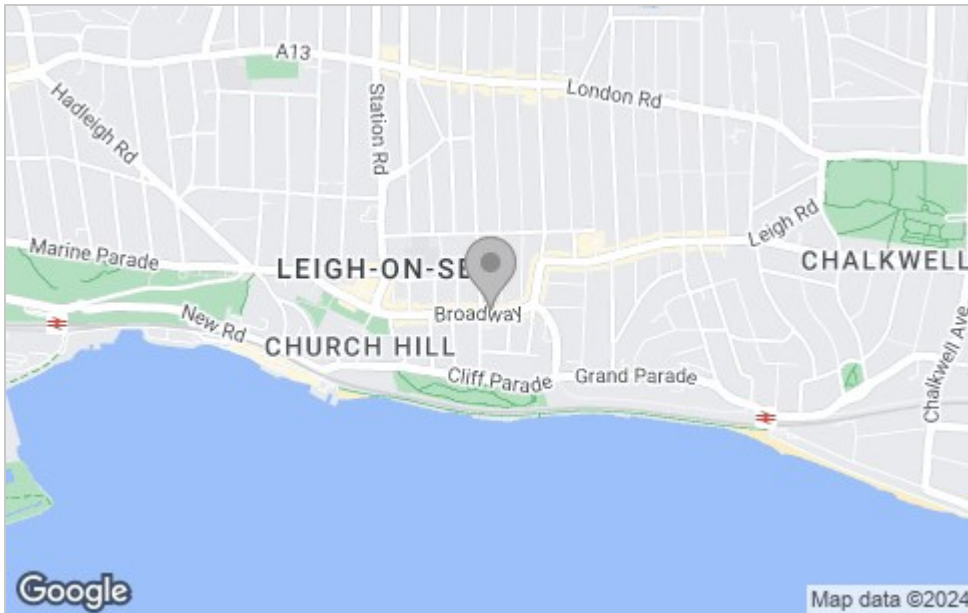
## Floor Plan

10TH FLOOR  
63.1 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA: 63.1 sq.m. (679 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, positions, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee is given as to their operation or efficiency, unless so stated.   
Bears and Associates Ltd 2024

## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 899 780 [info@bearlettings.co.uk](mailto:info@bearlettings.co.uk)

## Energy Efficiency Graph

