



BROWN & BRAND



Clements Arcade
Leigh-on-Sea, SS9 1PA

- Large 2 bed apartment in iconic building
- Situated in heart of Broadway's shops, bars and Leigh station
- Ensuite and family bathroom
- Large open plan lounge/diner/kitchen with Juliette balcony

Guide Price £325,000-£330,000





Property Description

GUIDE PRICE ..£325,000 to £330,000

Located in the bustling centre of Leigh-On-Sea Broadway surrounded by local shops, bars with an easy walking distance to Leigh railway station, is this spacious two bedroom apartment located in this iconic period building. Security entrance hallways give access to all floors with the convenience of lifts with personal entrance door leading to spacious hallway with built-in storage, two double bedrooms, one having its own ensuite shower room and additional washing facilities via a 3 piece family bathroom. The open plan lounge/dining/kitchen area is a substantial size with the kitchen extensively fitted with modern units and granite worktops, integrated appliances, whilst the lounge area enjoys patio doors onto a Juliet balcony to rear. With further benefits of a long lease, the bonus of a parking space to rear available at £1,500 per annum is one we would recommend an early appointment to view



ACCOMMODATION

Approached via security controlled entrance door giving access to communal hallway which leads to all floors. Lift to all floors. Personal entrance door giving access through to:

ENTRANCE HALL

Carpet. Flat plastered ceiling with coving. Video security entry phone. Mirror fronted sliding doors to one wall with extensive storage housing hot water tank. Doors to rooms.

BATHROOM

Fitted in a modern three piece suite comprising panelled bath with plumbed in shower and glass screen. WC with concealed cistern and wash hand basin. Cushion flooring. Tiled splashback. Heated towel rail/radiator. Flat plastered ceiling with coving and extractor fan.

BEDROOM ONE

17' 9" x 9' 8" (5.41m x 2.95m) Carpet. Electric heater. Double glazed window to rear. Flat plastered ceiling with coving. Built-in double door wardrobes. Door giving access to.



ENSUITE SHOWER ROOM

Fitted in a three piece suite comprising WC pedestal wash hand basin and walk in shower cubicle with glass screen and plumbed in shower. Cushion flooring. Heated towel rail/radiator. Tiled splashback. Flat plastered ceiling with coving.

BEDROOM TWO

10' 6" x 10' 4" (3.2m x 3.15m) Carpet. Electric heater. Double glazed windows to rear. Flat plastered ceiling with coving.



OPEN PLAN LOUNGE/KITCHEN/DINER

23' 5" x 19' 3" (7.14m x 5.87m)

KITCHEN AREA

Fitted in modern white units offering cupboards and drawer packs to both ground and eyelevel with contrasting granite worktops. Inset 1 1/2 stainless steel sink unit with mixer taps. Integrated oven and grill with induction and extractor. Space and plumbing for washing machine, dishwasher and fridge/freezer. Cushion flooring. Central breakfast bar with granite worktop with seating for four people.

LOUNGE AREA

Carpet. Electric heater. Double glazed patio doors to Juliet balcony. Flat plastered ceiling with coving.





EXTERNALLY

PARKING

Individual parking bays are set to rear and are available to rent for £1,500 PA

LEASE AND SERVICE CHARGES

199 year lease granted on 2011

Ground rent £250 PA

Service charge(including Building insurance) £3421.17

1 Car Parking Space £1,500 PA

GROUND FLOOR



Energy performance certificate (EPC)		
Flat 7 9-11 Broadway LEIGH-ON-SEA SS9 1PA	Energy rating D	Valid until: 18 July 2034 Certificate number: 1234-8023-7400-0728-0296

Property type: Mid-floor flat
 Total floor area: 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

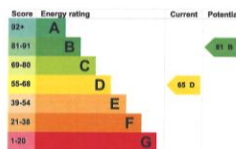
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any error or omission in the information. This is not a contract and should not be relied upon as a guarantee of any kind. The information is provided for general guidance only and is not intended to be used as a basis for any decision.



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