



**BROWN & BRAND**



**Glendale Gardens**  
Leigh-on-Sea, SS9 2AT

- Modern 2 double bedroom ground floor flat within walking distance to shops and station
- Small court yard garden and own parking space & entrance door
- Modern kitchen with appliances
- 4pc bathroom with walk in shower

**£275,000**





## Property Description

Located within walking distance of Leigh Broadways excellent shopping facilities, bars and mainline railway station is this modern and well presented two bedroom ground floor flat with the unusual benefit of it's own parking space, entrance door and brand-new lease and share of freehold. Provides bright & spacious lounge with Velux window, modern fitted kitchen with integrated hob oven and hood ,dishwasher and fridge. The inner hallway leads to 2 large double bedrooms, both with built-in furniture, modern four piece bathroom with walk-in shower and unusually a separate utility room. With further benefits of upgraded gas central heating offered with vacant position. Please call to arrange a viewing.



## ACCOMMODATION

Approached via personal Double glazed entrance door with matching side panels, giving access to;

### LOUNGE

18' 4" x 11' 8" (5.59m x 3.56m) Tiled floor. Two radiators. Flat plastered ceiling with spotlights. Large Double glazed Velux window to rear. Cupboard housing, upgraded trip switches and meters. Open plan into;



### KITCHEN

9' 8" x 8' 3" (2.95m x 2.51m) Fitted in a range of modern kitchen units to both ground and eye level with contrasting roll edge work surfaces over. Inset coloured single bowl, single drainer sink unit. Built in oven and grill with electric hob and extractor hood over. Integrated fridge. Concealed slimline dishwasher. Space for freezer. Cupboard housing upgraded boiler, serving hot water and heating systems. Double glazed window to rear. Tiled floor. Flat plastered ceiling with spotlights.



### INNER HALLWAY

Carpet. Wall mounted thermostat control. Radiator. Flat plastered ceiling with spotlights. Oak panel doors giving access to all rooms.

### UTILITY ROOM

Tiled floor. Roll edge work surface. Flat plastered ceiling with spotlight. Space and plumbing for washing machine.



### BATHROOM

Fitted in a modern four piece suite, Comprising panelled bath with mixer shower attachment over. Tiling to shower sink and bath area, Wash hand basin, WC, inset to Venice unit with integral worktop. Large walk-in shower cubicle with glass screen. Tiled floor. Flat plastered ceiling with spotlight and extractor fan.

### BEDROOM 1

13' 1" x 12' 7" (3.99m x 3.84m) Tiled floor. Radiator. Double glazed window to front. Flat plastered ceiling. Built-in wardrobes.

### BEDROOM 2

12' 4" x 8' 8" (3.76m x 2.64m) Carpet. Radiator. Two Double glaze windows to side. Flat plastered ceiling. Built-in wardrobes, drawbacks and bedside cabinets.



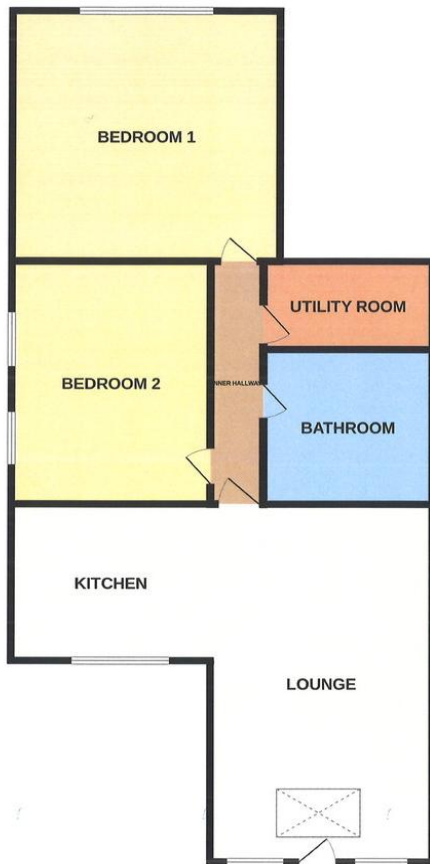
## EXTERNALLY

### PARKING

Accessed via communal driveway, leading to one reserved parking space.

### COURTYARD

Small shingled courtyard area with fencing and wooden gate.



Energy performance certificate (EPC)																																		
160, Glendale Gardens LEIGH-ON-SEA SS9 2BA	Energy rating <b>C</b>	Valid until: 2 December 2023 Certificate number: 8387-7122-1329-1767-9902																																
Property type	Ground-floor flat																																	
Total floor area	67 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-tenants-registered-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-tenants-registered-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlords-tenants-registered-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
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This property's current energy rating is C. It has the potential to be C.																																		
See <a href="#">how to improve this property's energy performance</a> .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>79   C</td> <td>77   C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	79   C	77   C	55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements