



11 Eden Point, Rectory Grove

# 11 Eden Point Rectory Grove Leigh-on-Sea Essex SS9 2BF

Home Estate Agents are privileged with instruction to offer for sale this impressive two double bedroom second floor apartment located in Leigh-on-Sea's desirable Eden Point. Benefitting from a private south facing roof terrace with estuary views and secure underground parking.

The accommodation comprises; entrance hall, modern bathroom suite, two bedrooms with en suite to master and stunning open-plan kitchen/family room. Externally, this wonderful apartment boasts a private south facing terrace to rear with direct access from the family room and provides estuary views as well as access to the communal terrace.



The property is served by underfloor heating and offers double glazing throughout.

Additional facilities include a secure video entry system, lift, private gymnasium, concierge service and secure underground parking for two vehicles 'side by side'. This is an ideal location for commuters to the city with Leigh station being within a short walk as is the fashionable Broadway with its wide array of restaurants, cafes and boutiques. Viewing of this exceptional apartment is highly recommended.

## Accommodation Comprises:

### Entrance

Communal entrance via secure entry system to concierge reception area with lift and stairs to second floor and door to gym. Private entrance door to:

### Hallway

Down lights, thermostat, entry phone system, two storage cupboards and underfloor heated wooden flooring. Doors to:



**Bedroom Two** 12'2 x 11'0 Min X 17'2 Max  
 Double glazed windows to front, down lights, thermostat, built in wardrobes and fitted carpet with underfloor heating.

**Bathroom**  
 Down lights, wash hand basin with mixer tap, mirror, bath with shower over, WC, heated towel rail, tiled flooring and walls.

**Open Plan Family Room/Kitchen** 24'9 x 22'8

**Lounge Area**  
 Double glazed windows to rear and side plus double glazed bi-fold doors to onto terrace, down lights, dimmer switches, thermostat, built in storage unit, TV point and underfloor heated wooden flooring,

**Kitchen Area**  
 Modern high gloss base, drawer and cupboard units with complimentary Quartz worksurfaces and matching eye level wall cabinets with concealed lighting under, a range of integrated Siemens appliances including fridge, freezer, electric oven and five burner gas hob with



**Bedroom One** 12'10 x 11'0  
 Double glazed windows to side, down lights, thermostat, built in wardrobes and fitted carpet with underfloor heating. Door to:

**En-Suite**  
 Double glazed opaque window to front, down lights, WC, wash hand basin with mixer tap, walk in double shower, heated towel rail, radiator, mirror, tiled walls and tiled flooring.

extractor canopy over, dishwasher, one and half bowl sink with drainer and mixer tap and underfloor heated wooden flooring.

### Externally

### Terrace

Private south facing terrace with artificial lawn and offers views of the estuary and entrance to the communal gardens.

### Parking

Secure underground parking

### Lease Information

Share Of Freehold

Lease 190 years

Ground Rent £0

Service Charge Approx £2,500 every six months







Guide Price: £699,950 Share of Freehold

HOME - The Estate Agent of Leigh  
 84 Broadway, Leigh on Sea, Essex SS9 1AE. Tel: 01702 480033

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		<b>83</b>	<b>83</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		<b>89</b>	<b>89</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.