

home.

£350,000

Grand Parade, Leigh-On-Sea



37a Grand Parade, Leigh-On-Sea, Essex, SS9 1DX



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Home Of Leigh are pleased to offer for sale this surprisingly spacious two bedroom upper ground floor apartment located on one of Leigh On Seas most popular seafront positions and which is being offered with no onward chain.



The accommodation comprises; spacious entrance hall, a large south facing lounge with estuary views, separate kitchen, two well appointed bedrooms, the master with an en suite bathroom. There is also a separate shower room and cloakroom.

The property also benefits from off street parking to the front.

Situated on Grand Parade, Leigh On Sea, this fabulous apartment is ideally located for Chalkwell Beach and railway station giving direct access into London Fenchurch Street. Leigh Road & Broadways extensive shops, bars, restaurants and boutiques are also close at hand.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Communal Entrance Hall:

Welcoming communal entrance hall provides access to the apartment.

Entrance Hall:

17'3 x 7'9

A spacious entrance hall with wood flooring, under stairs storage cupboard, smooth plastered ceiling with inset spotlighting, radiator, doors to:

Lounge:

21'4 x 14'6

Double glazed bay window to front aspect with estuary views, carpeted, feature fireplace with wood surround and tiled hearth, coved cornice to ceiling with central ceiling rose, radiator.

Kitchen:

13'4 x 7'3

The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range square edge work surfaces with cupboards and drawers beneath, built-in oven, hob and extractor hood, further range of matching eye level wall mounted units, integrated dishwasher, fridge and separate freezer, tiled flooring.





Bedroom One:

17'9 x 12'6

Double glazed window to rear aspect, carpeted, coved cornice to ceiling with central ceiling rose, radiator, open plan to:

En-Suite:

Roll top freestanding bath with mixer taps and a shower attachment, tiled flooring.

Bedroom Two:

11'8 x 7'7

Double glazed windows to the side and rear and adjacent door to the rear fire escape, coved cornice to ceiling, fitted cupboard, radiator.

Shower Room:

4'9 x 4'4

Fully tiled shower cubicle with tiling to the walls.

Separate Cloakroom:

4'3 x 3'3

Obscure window to rear aspect, low level WC, wall mounted wash hand basin.

Parking Facilities:

There is off street parking for one vehicle to the front.

Lease Information:

Lease: 161 years remaining

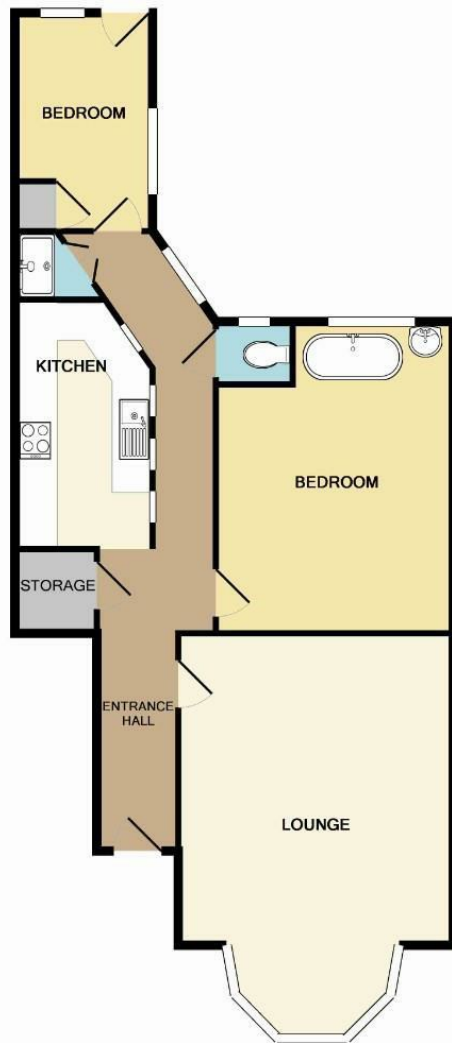
Ground Rent: £60 (Increases every 25 years up to £150)

Service Charge: £0 (Varied cost - if and when needed between all three flats)

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







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£350,000 Leasehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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.

LOCAL AUTHORITY
 Southend City Council

COUNCIL TAX BAND
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TENURE
 Leasehold

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	