

home.

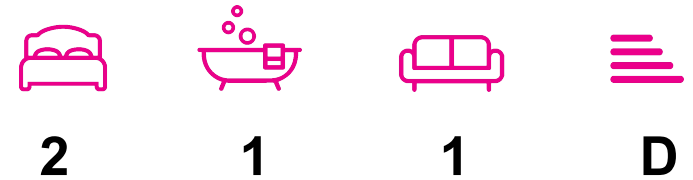
OFFERS OVER

£375,000

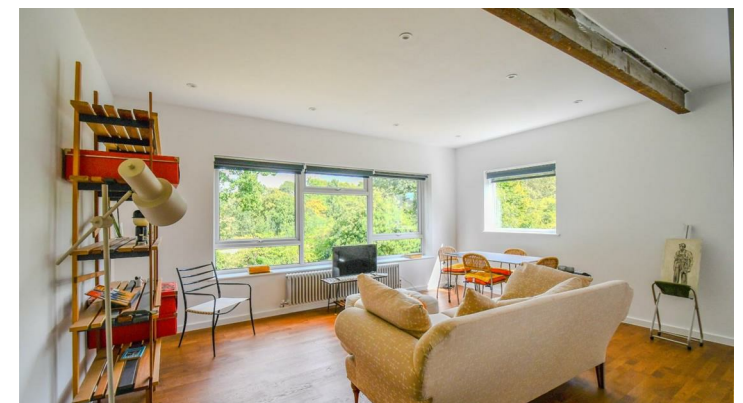
Underwood Square, Leigh-On-Sea



Flat 4 Fairview Lodge Underwood Square, Leigh-On-Sea, Essex, SS9 3OH



Home Estate Agents are delighted to offer for sale this tastefully modernised spacious two bedroom split level maisonette. The property backs directly onto Belfair's woods and golf course affording stunning far reaching views over the greens from both the bright and airy lounge as well as the spacious master bedroom. The entire apartment has been finished to a high specification with bespoke fitted kitchen, open plan lounge/diner with feature exposed steel beam, ground floor w.c, stairs rising to 1st floor, generous master bedroom with dual aspect windows, good sized second bedroom and a contemporary five piece bathroom suite with stunning terrazzo tiling to floors and ceilings. Situated within fabulously maintained communal gardens, the apartment further benefits from garage and residents parking. Offered with no onward chain and a healthy lease this special apartment must be seen to truly appreciate what is on offer.



Entrance

Communal entrance door opening to communal hallway with stairs leading to first floor, private entrance door opening to:

Entrance Lobby

Entrance Lobby Tiled flooring, smooth plastered ceiling, attractive entrance door with glass panel inserts opening to:

Entrance Hall

Tiled Flooring, designer radiator, carpeted stairs with timber balustrade leading to first floor, open to lounge/diner and kitchen.

Lounge/Diner

17' x 13' Increasing To 19'5

Upvc double glazed windows to rear and side providing beautiful far reaching views over Belfair's woods and golf course, wood flooring, designer radiator, smooth plastered ceiling with inset spotlights, power points, USB charging points, T.V point, understairs storage, open plan to:

Kitchen

10'10 x 10'5

A stunning fitted kitchen comprising sink with swan neck mixer tap and moulded drainer inset into range of high quality worktops and splashbacks with cupboards and drawers beneath and matching eye level units, integrated AEG oven, integrated fridge and freezer, integrated dishwasher, integrated washing machine, inset AEG four ring induction hob, breakfast bar facility, power points, USB charging points, tiled flooring, designer radiator, smooth plastered ceiling with inset spotlights, upvc double glazed window to side, door leading to:

Ground Floor W.C

Modern two piece suite comprising push button w.c, wall hung wash basin with chrome mixer tap and tiled splashback, heated towel radiator, tiled flooring, extractor, smooth plastered ceiling with inset spotlights, wall mounted Ideal combi condensing boiler.

First Floor Landing

Continuation of fitted carpet, storage cupboard with shelving, power points, smooth plastered ceiling with inset spotlights, doors to accommodation off.





Bedroom One

16'11 x 13'4

'L' Shaped Maximum Measurements Upvc double glazed windows to rear and side providing beautiful far reaching views over Belfair's woods and golf course, fitted carpet, designer radiator, power points, USB charging points, smooth plastered ceiling with inset spotlights.

Bedroom Two

12'5 x 7'5 Plus Door Recess

Upvc double glazed window to side, fitted carpet, designer radiator, power points, smooth plastered ceiling with inset spotlights.

Bathroom

9'2 x 8'10

A luxury five piece bathroom suite comprising free standing bath with brushed steel controls, push button w.c, bidet with brushed steel controls, large walk in shower unit with drench style showerhead above and separate handheld attachment, wall hung wash basin with brushed steel mixer tap, upvc obscure double glazed window to front, tiled flooring, fully tiled to three walls, designer radiator, smooth plastered ceiling with inset spotlights, extractor, heated towel radiator.

Externally

The development benefits from being surrounded by lovely well tended communal gardens mainly laid to established lawn.

Garage

Garage in a block with up and over door to front.

Lease Information

Lease : 144 years remaining

Ground Rent: £125 Per Annum

Service Charge: £1600 Per Annum

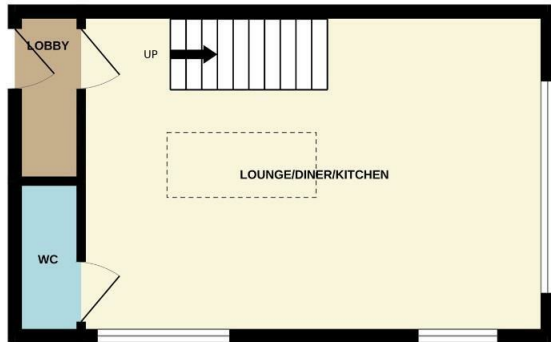
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

We understand the property cant be let out and must be owner occupied.





GROUND FLOOR



1ST FLOOR



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LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
C

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		57	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offers Over £375,000 Leasehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.