

home.

OFFERS OVER

£475,000

Grand Parade, Leigh-on-Sea



1, St James Court 41 Grand Parade, Leigh-on-Sea, Essex, SS9 1FN



2



2



1



Home Of Leigh are very excited to offer for sale this superb two bedroom ground floor apartment, located in a convenient seafront position with estuary views, private terrace and secure underground parking for one vehicle.

The property boasts welcoming hallway, cloakroom, spacious family room with access to a private terrace offering estuary views, separate kitchen with integrated appliances, two bedrooms, one with an en suite shower room plus bathroom and fantastic games room with bar area.

Externally there are communal gardens to the rear and secure underground parking for one vehicle.

The property is perfectly placed for all that Leigh has to offer with its vibrant Broadway and Leigh Road, schools suiting all ages, the Old Town with its river frontage and mainline stations with C2C services to London.



Entrance

Entrance door into:

Hallway

Wood flooring, electric heater, stairs to lower floor, spotlights. Feature glass wall to family room and further doors into:

Family Room

19'8 x 15'3

Wood flooring, large sliding doors leading to private decked terrace with estuary views, down lights, electric heater.

Kitchen

10'3 x 9'1

Tiled flooring, range of wall and base units with complimentary worksurfaces, integrated appliances, spotlights.

Cloakroom

Tiled flooring and walls, wash hand basin with mixer tap, WC.

Lower Floor

Hallway

Wooden flooring, spotlights, electric heater. Doors to:

Games Room

20'2 x 9'2

Wood flooring, down lights, electric heater, bespoke fitted bar area.

Bedroom One

14'9 x 12'4

Fitted carpet, double glazed window to front, electric heater, spotlights. Door to:





En-Suite

Fully tiled flooring and walls, tiled enclosed shower, wash hand basin with tap and vanity unit, WC, heated towel rail/radiator.

Bedroom Two

14'9 x 9'8

Fitted carpet, double glazed window to front, electric heater, spotlights

Bathroom

7'1 x 6'7

Tiled flooring and walls, tiled enclosed bath with taps, shower over and screen, wash hand basin with mixer tap and vanity unit, WC, heated towel rail/radiator.

Externally

Parking

Secure underground parking space for one car.

Lease Information

Lease: 111 years remaining

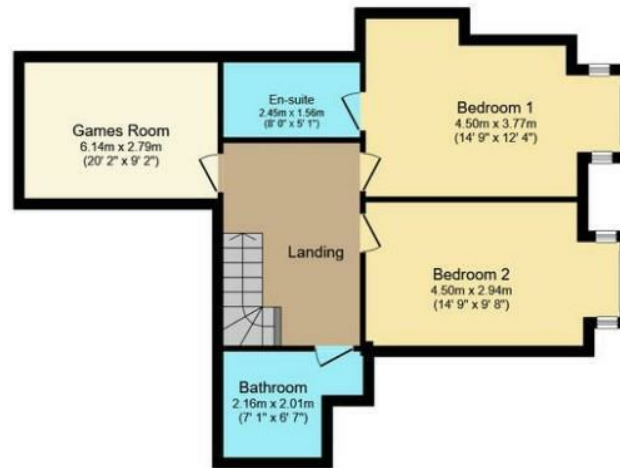
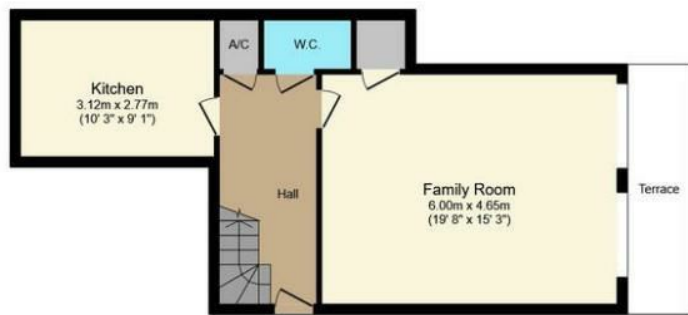
Ground Rent: £0

Service Charge: £3000 per annum (We have been advised by the vendor that this may decrease over the next 12 months)

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







Offers Over £475,000 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.