

home.

OFFERS OVER

£250,000

London Road, Leigh-On-Sea



Flat 9 Scott House 1677 London Road, Leigh-On-Sea, Essex, SS9 2SH

Home Of Leigh are excited to offer for sale this spacious top floor apartment which benefits from estuary glimpses, allocated parking the huge benefit of no onward chain.

The accommodation comprises; entrance hall, a large south facing lounge with estuary glimpses, modern fitted kitchen plus two well appointed bedrooms and a three piece bathroom suite.

Externally there are communal gardens to the rear along with allocated parking plus communal use of a laundry room.

Situated on the London Road in Leigh on Sea, this wonderful apartment is perfectly located for nearby shops and bus routes along with Leigh Broadway and mainline railway station also being close at hand.



Accommodation Comprises

Communal entrance door into communal hallway with stairs leading to all floors with further private door leading to:

Entrance Hall 9'9 x 6'5

A spacious hallway which is carpeted, wall mounted entry phone system, coved ceiling, two built in storage cupboards, radiator. Doors to:

Lounge 15'1 x 13'8

Double glazed patio doors to front aspect with access to a balcony with estuary glimpses, coved ceiling, four wall light points, radiator, open plan to:

Kitchen 9'2 x 8'2

The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built in oven with hob and extractor hood, further range of matching eye level wall mounted units, appliance space for under counter fridge and separate freezer, wood flooring.

Bedroom One 12'8 x 10'1

Secondary double glazed window to rear aspect, carpeted, coved ceiling, dado rail, two wall light points, radiator.

Bedroom Two 10'1 x 8'1

Secondary double glazed window to rear aspect, carpeted, built in cupboard housing boiler (n/t), coved ceiling, radiator.



Parking Facilities

The property benefits from allocated parking space for one car located to the rear of the building.

Communal Laundry Room 12'10 x 12'8

Window to front, single drainer and stainless steel sink unit with mixer tap inset into a range of rolled edge worksurfaces, range of base cupboards and a array of washing machines and dryers which are for residents full use.

Lease Information

Lease 164 years remaining
Ground Rent £100 per annum
Service Charge £1,600 per annum including insurance.

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



Bathroom 7'5 x 6'5

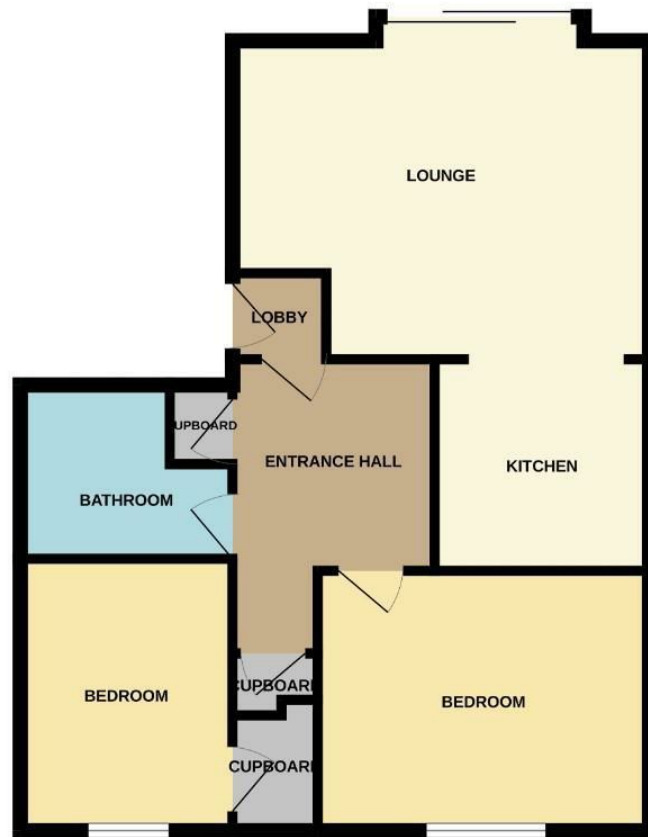
Three piece suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, fully tiled to surrounding walls, tiled flooring, coved ceiling, radiator.

Externally

Communal Grounds

The property stands in communal grounds and gardens to the rear.

GROUND FLOOR



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

Offers Over £250,000 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.