

home.

£335,000

Glendale Gardens, Leigh-On-Sea

15a Glendale Gardens, Leigh-On-Sea, Essex, SS9 2AP

Home Estate Agents are delighted to offer this unique opportunity to purchase a spacious four bedroom first and second floor flat located in the heart of Leigh-on-Sea, with off street parking for two cars to the rear. On offer with no onward chain.

Ideally located for Leigh-on-Sea's bustling Broadway with its array of boutiques, bars, restaurants and shops. The historic old town and beach is only a short stroll from your new home, with direct travel links to London Fenchurch Street.



Communal Entrance

Communal entrance hall with private door into:

Lobby

Double glazed opaque window to front, ceiling light, stairs rising to first floor, fitted carpet.

First Floor Landing

Ceiling light, radiator, stairs rising to second floor, fitted carpet. Doors into:

Open Plan Kitchen/Lounge 18'9 x 11'5

Kitchen Area

Double glazed window to front, coved cornice, ceiling light, range of base, drawer and cupboard units with rolled edge work surfaces and matching eye level wall cabinets, integrated oven with four ring gas hob with extractor over, one and a half bowl sink with drainer and mixer tap, space for washing machine, fridge, freezer, boiler, part tiled walls and vinyl flooring.

Living Area

Double glazed windows to front, coved cornice, ceiling light, storage cupboard, radiator and fitted carpet.



Second Floor Landing

Double glazed Velux window to front, ceiling light, access to large floor to ceiling storage cupboard, exposed brick wall and fitted carpet. Doors to:

Bedroom Two 11'6 x 8'4

Double glazed Velux window to rear, ceiling light, radiator and fitted carpet.

Bedroom Three 11'6 x 7'2

Double glazed Velux window to front, ceiling light, radiator and fitted carpet.

Externally

Allocated off street parking to the rear for one car, which could be increased by removal of the shed.

Lease Information

Lease: 153 years remaining

Ground Rent: Peppercorn

Maintenance is split between the flats as and when required.

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

Agents Note

Tenants in situ



Bathroom

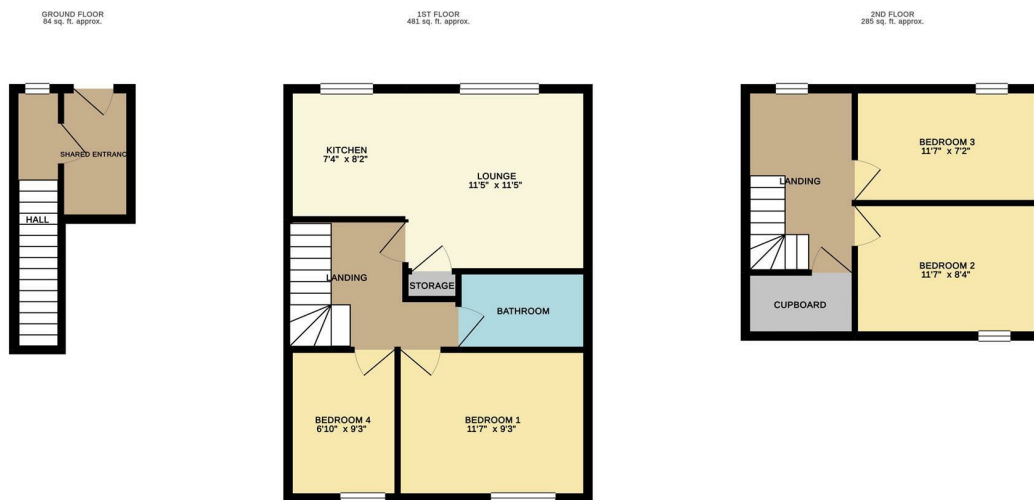
Two ceiling lights, extractor, heated towel rail, wash hand basin with mixer tap and vanity unit, wall mounted mirror, bath with taps and shower over, WC, tiled walls and vinyl flooring.

Bedroom One 11'7 x 9'3

Double glazed windows to rear, coved cornice, ceiling light, radiator and fitted carpet.

Bedroom Four 9'3 x 6'10

Double glazed window to rear, coved cornice, ceiling light, radiator and fitted carpet.



TOTAL FLOOR AREA: 850 sq. ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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£335,000 Leasehold

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC