

home.



OFFERS IN EXCESS OF

£700,000

Broadway, Leigh-On-Sea

Flat 4, The Grand Broadway, Leigh-On-Sea, SS9 1PJ



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*** WELCOME TO PHASE TWO OF THE GRAND***

The careful and sympathetic restoration of this historic and well-loved building offers the unique opportunity to own a home that combines the splendour of a bygone era with the benefits of a brand new, high-specification apartment in the vibrant and ever-popular seaside town of Leigh-on-Sea.



Communal Entrance

Private residents entrance with stairs and lift to all floors including roof terrace.

Open Plan Living/ Dining/ Kitchen

24'4.x 17'22 ft

A fabulous light and airy twin aspect room with high ceilings characteristic of the era of construction, two sets of French doors leading to the south facing balcony with estuary views and large period windows to side. The kitchen comprises of custom designed In-frame range of wall and base units with contemporary handles designed by 'Urban Myth', Calcutta stone work surfaces with upstand, under-mounted sink with mixer tap and integrated Siemens energy efficient appliances to include: hob, wifi controlled electric oven, microwave, extractor, dishwasher, fridge freezer, standalone washer and dryer.



Bedroom One

20'42 x 10'25 ft

Large south facing room with space for wardrobes and king size bed. This room also features a unique seating area in the centre of the building above the historic entrance offering sea views.

En-suite

En-suite shower room with chrome finish thermostatically controlled waterfall shower, chrome finish heated towel rail, ceramic wall & floor tiling and contemporary style white sanitary ware.

Bedroom Two

11'97 x 10'58 ft

Double bedroom, with south facing window offering sea views.

Family Bathroom

Large family bathroom with chrome finish thermostatically controlled waterfall shower over bath, ceramic wall & floor tiling, chrome finish heated towel rail and contemporary style white sanitary ware.





General Specification

Automatic video entry phone, High security locks to front entrance door, Mains operated smoke detectors with battery back-up, Broadband, telephone, and satellite provision to living room, kitchen and all bedrooms Pre-wire cabling for future smart home systems, CAT 6 sockets and USB charge sockets to all principal room, Energy-efficient boilers, Energy saving light bulbs, High performance double glazed timber windows and patio doors throughout, Heat retaining wall and floor insulation throughout, Dual flush toilet cisterns

Internal Finish

Smooth-finished plaster to all walls and ceilings, Emulsion paint finish to walls and ceilings throughout Satin white paint to skirtings and architrave, Painted doors throughout with complementary chrome finish door furniture, Fitted quality pile carpets with independent underlay to bedrooms and Hallway. Engineered wood flooring to Entrance Hall, Kitchen, and Dining Room, Contemporary finish light switches and sockets throughout.

Roof Terrace

Each apartment will be sold with a 'right to use' an allocated section of the roof garden.

Agents Note

Please note as this is a new build property the photos used are illustrative of finish and design. They depict the show apartment which is under offer.

Lease Information

Lease: 999 Years

Ground Rent: £0

Service Charge: £2 Per Square Foot

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





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Leasehold

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

LOCAL AUTHORITY

COUNCIL TAX BAND

TENURE
 Leasehold

VIEWINGS
 By prior appointment only

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

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.