

home.

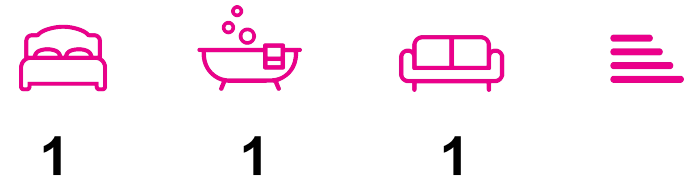


ASKING PRICE

£425,000

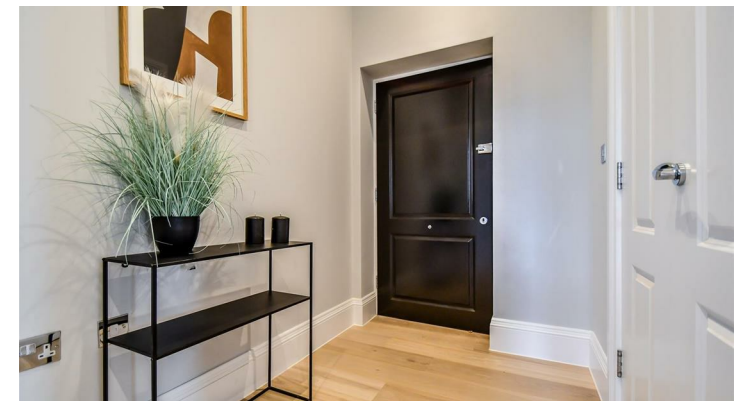
Broadway, Leigh-On-Sea

Flat 14, The Grand Broadway, Leigh-On-Sea, SS9 1PJ



*** 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

Bedroom One

Family Bathroom

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 a two bedroom unit and is under offer.

Lease Information

Lease: 999 Years

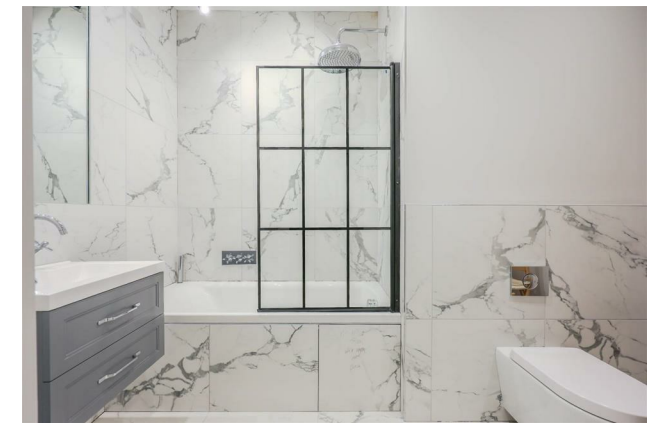
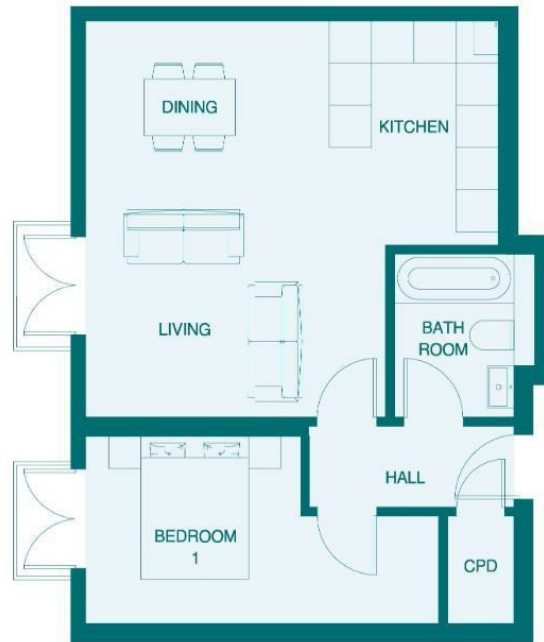
Ground Rent: £0

Service Charge: £2 Per Square Foot









LOCAL AUTHORITY

COUNCIL TAX BAND

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

Asking Price £425,000 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.