

home.

£425,000

Stirling Hall, Elm Road, Leigh-On-Sea



Flat 9 Stirling Hall, Elm Road, Leigh-On-Sea, Essex, SS9 1HT



Home Estate Agents are delighted to offer for sale this superb two bedroom second floor apartment in the heart of Leigh-on-Sea boasting approximately 917 sq ft of accommodation.

The accommodation comprises; communal entrance lobby with stairs and lift to the second floor and private door into; hallway, storage cupboard, bathroom, two bedrooms, en suite and a super open-plan contemporary kitchen / lounge / diner. Externally, the property benefits from a private balcony with views towards the estuary.

The property is heated using smart electric radiators and offers double glazing throughout.

In the immediate vicinity there are an excellent range of shops, restaurants and boutiques and the estuary front is within a short stroll. Both Leigh and Chalkwell station are also easily accessible ideal for the city commuter.

With approximately 917 sq ft of accommodation, we strongly recommend internal viewings.



Entrance

Secure communal entrance lobby with stairs and lift to second floor with inner hallway leading to:

Hallway

Entrance door to rear with entry phone system, engineered wooden flooring, down lights, large storage cupboard. Doors into:

Open Plan Lounge/Kitchen/Diner

24'2 x 20'1

Kitchen Area

Tiled flooring, base, drawer and cupboard units with straight edge work surfaces and matching eye level units, bar stool area, integrated wine cooler, fridge, freezer, dishwasher, washing machine, electric oven with four ring electric hob and extractor over, microwave and bowl sink with drainer and mixer tap, three double glazed windows to front, down lights, under lighting.

Lounge/Dining Area

Engineered wooden flooring, down lights, two electric heaters, double glazed window to front, double glazed door leading to balcony.

Bedroom One

15'9 x 12'4

Engineered wooden flooring, down lights, electric heater, three double glazed windows to front, down lights. Door leading to:

En-Suite

Tiled flooring, part tiled walls, heated towel rail, down lights, extractor, walk in double shower, wash hand basin with mixer taps, vanity unit, wall mounted mirror, WC.

Bedroom Two

11'2 x 7'7

Engineered wooden flooring, down lights and double glazed window to front.

Bathroom

Tiled flooring, part tiled walls, down lights, extractor, heated towel rail, WC, wash hand basin with mixer tap, vanity unit, wall mounted mirror, bath with mixer tap and shower over.

Externally

Balcony

The property provides access to a private balcony which offers estuary views.

Lease Information

Lease 101 Years remaining

Ground Rent £250 Per Annum

Service Charge £1,956.36 Per Annum

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

Agents Note

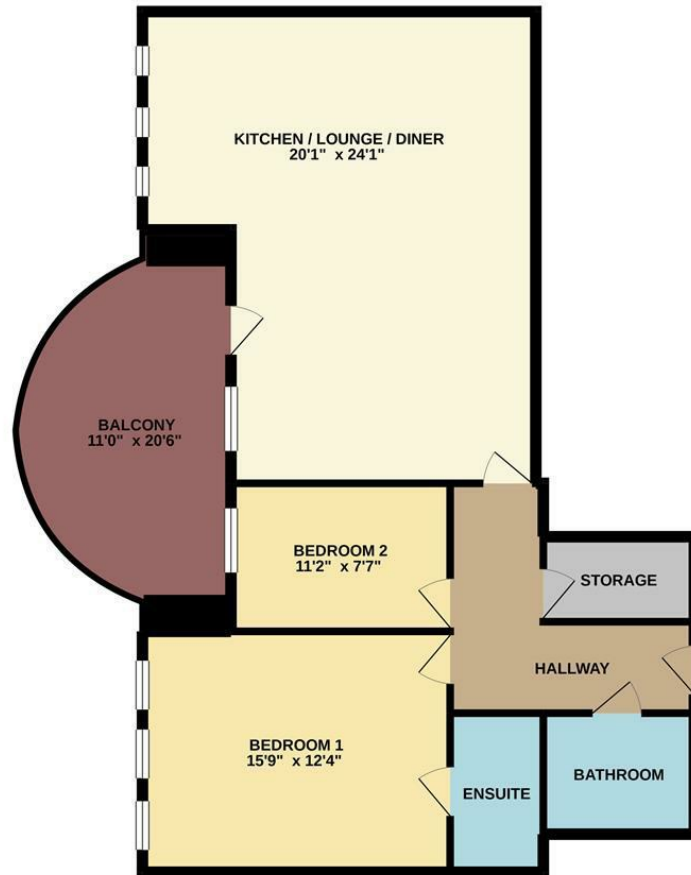
Tenant in situ







SECOND FLOOR
917 sq.ft. approx.



TOTAL FLOOR AREA : 917 sq.ft. approx.
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£425,000 Leasehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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	

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.