

home.

**£255,000**

Glendale Gardens, Leigh-On-Sea

## 38 Glendale Gardens, Leigh-On-Sea, Essex, SS9 2AS

Home Of Leigh are very excited to offer for sale this super smart and stylish one bedroom ground floor apartment which has been beautifully maintained by the current owner and is located in the heart of Leigh On Sea.

The accommodation comprises; entrance hall, a fabulous open plan lounge & kitchen area, a great size double bedroom and a modern three piece bathroom suite.

Located on Glendale Gardens in Leigh on Sea, this gorgeous apartment is perfectly positioned for the Broadway and its array of shops, bars, restaurants and boutiques. Leigh Beach and mainline railway station are also within walking distance giving direct access to London Fenchurch Street Station.



### Accommodation Comprises:

The property is approached via its own entrance door leading to:

### Entrance Hall: 18'1 x 7'6 (max)

With wood flooring, smooth plastered ceiling with inset spotlighting, doors to bedroom and bathroom and open plan to:

### Open Plan Lounge & Kitchen: 22'4 x 18'0

A fabulous open plan living space with double glazed windows to front and side aspects. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of work surfaces with cupboards and drawers beneath, integrated oven, four ring gas hob and extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further space for fridge/freezer, under stairs storage cupboard, cupboard housing combination boiler (not tested). recess space for desk/office area, two radiators.





**Externally:**

There is hardstanding to the side of the property.

**Lease Information**

Share Of Freehold

Lease: 115 years remaining

Ground Rent: £0

Service Charge: £0

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



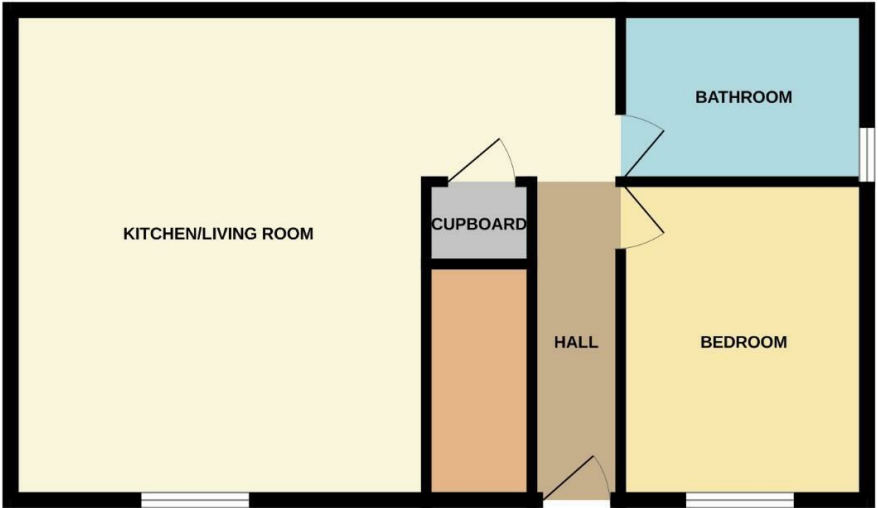
**Bedroom: 11'8 x 9**

Double glazed window to front aspect, carpeted, smooth plastered ceiling, radiator.

**Bathroom: 8'8 x 6'1**

Double glazed obscure window to side aspect, modern suite comprising; bath with mixer tap, shower attachment and additional rainfall shower head, low level WC, pedestal wash hand basin, half tiled to surrounding walls, half tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail/radiator combined.

GROUND FLOOR  
564 sq.ft. approx.



TOTAL FLOOR AREA: 564 sq.ft. approx.  
Made with Metropack 52025



# £255,000 Share of Freehold

HOME - The Estate Agent of Leigh  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.