

home.



OFFERS OVER

£315,000

Broadway, Leigh-On-Sea

16a Broadway, Leigh-On-Sea, Essex, SS9 1AW

Home Of Leigh are excited to offer for sale this super smart two double bedroom first floor apartment, located in the heart of Leigh Broadway and which benefits from a great size south facing terrace with estuary views.

The accommodation comprises; entrance hall, a spacious lounge, separate kitchen/diner with integrated appliances, two great size double bedrooms and a modern shower room.

Externally the property benefits from a great size south facing terrace with estuary views.

Situated in the heart of Leigh Broadway, this immaculately maintained apartment is perfectly located for the hustle and bustle with its array of shops, bars, restaurants and boutiques all being close at hand. Leigh Station is also close by offering direct access into London Fenchurch Street.



Accommodation Comprises:

The property is approached via part glazed entrance door leading to:

Entrance Hall: 5'6 x 5'1

Double glazed obscure window to side aspect, tile flooring, smooth plastered ceiling with inset spotlighting, doors to shower room and kitchen.

Shower Room: 6'3 x 6'1

Double glazed obscure window to rear aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, heated towel rail.

Kitchen/Diner: 15'1 x 11'3

Double glazed window to side aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated oven and four ring gas hob with extractor hood over, further range of matching eye level wall mounted units, integrated washing machine, appliance space for fridge/freezer, smooth plastered ceiling with inset spotlighting, picture rail, cast iron effect radiator, door to:

Inner Hall: 15'1 x 5'4

Carpeted, built-in cloaks cupboard, smooth plastered ceiling with inset spotlighting and access to loft space, picture rail, cast iron effect radiator, doors to:



Bedroom Two: 11'5 x 8'7

Double glazed window to front aspect, carpeted, smooth plastered ceiling with inset spotlighting, picture rail, cast iron effect radiator.

Externally:

The property benefits from a great size roof terrace with ample space for table and chairs, creating a wonderful space for outside dining and entertaining and also offering estuary views. Please note the adjoining apartment has right of way across this terrace to access their apartment.

Lease Information:

Lease : 120 years remaining
Ground Rent: £150 Per annum
Service Charge: £240 Per Annum

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



Lounge: 15'1 (reducing to 12'1) x 13'1

Double glazed window to front aspect, carpeted, smooth plastered ceiling with inset spotlighting, picture rail, twin bespoke fitted cabinets with shelving above, cast iron effect radiator.

Bedroom One: 15'1 x 12'1

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, picture rail, cast iron effect radiator.

745 sq.ft. approx.



TOTAL FLOOR AREA: 745 sq.ft. approx.
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Offers Over £315,000 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.



LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
A

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		50	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	