

## 2 Eden Point, 87 Rectory Grove

Leigh On Sea SS9 2BF

Tenure: Leasehold  
Guide price £475,000

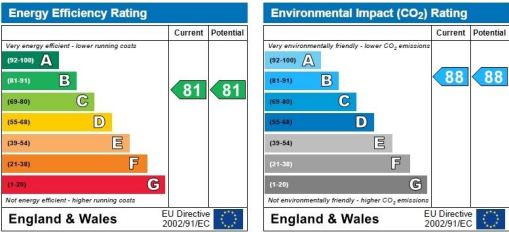


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## 87 Rectory Grove

Leigh On Sea SS9 2BF

\*\*\* £475,000 - £495,000 \*\*\*

Home Estate Agents are privileged with instructions to offer for sale this smart two bedroom ground floor apartment, located in this iconic block in the heart of central Leigh and therefore within walking distance of the bars, cafés and restaurants along with Leigh station being within a short stroll away.

The accommodation comprises; spacious entrance hall with ample storage facilities, an impressive west facing open plan lounge & dining area with access to a west facing balcony, separate kitchen area with integrated appliances, two well appointed double bedrooms, the master with fitted wardrobes plus a luxury fitted four piece bathroom suite.

Additional features include a secure video entry system, lift, private gymnasium, concierge service and secure under ground parking for one vehicle.

The apartment is perfectly placed for all that Leigh has to offer with its bustling Broadway with shops, bars and restaurants whilst Mainline Station with C2C services to London is a short distance away as well as the Old Town with other major transport links including Southend's international airport.

### Accommodation Comprises:

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The property is approached via secure entry with a fabulous reception and concierge service and adjacent to the residents gym, stairs and lift rising to all floors and a further door to inner hall and private door to the apartment.

#### Entrance Hall:

A spacious hall with wood flooring with under floor heating, power points, entry phone system, two built-in storage cupboards, smooth plastered ceiling with inset spotlighting, doors to accommodation off.

#### Open Plan Living & Kitchen Area:

##### Lounge Area: 19'5 x 13'1

With double glazed windows to side aspect with adjacent door to a west facing balcony, wood flooring with under floor heating, smooth plastered ceiling with inset spotlighting, television points,

open plan to the kitchen area.

##### Kitchen: 8'2 x 7'7

A modern fitted kitchen which comprises modern one and a quarter bowl sink unit with mixer tap, inset into a range of square edge work surfaces which continue to the expanse of most walls with cupboards and drawers beneath, integrated oven and hob with extractor hood above, further range of matching eye level wall mounted units with under counter lighting, integrated fridge/freezer, dishwasher and washing machine all to remain, continuation of wood flooring, smooth plastered ceiling with inset spotlighting.

##### Bedroom One: 14'7 x 10'7

Double glazed window to side aspect, carpeted with under floor heating, power points, smooth plastered ceiling with inset spotlighting, range of fitted wardrobes with mirror fronted, sliding doors.

##### Bedroom Two: 14'5 x 9'10

Double glazed window to side aspect, carpeted with under floor heating, smooth plastered ceiling with inset spotlighting.

##### Bathroom: 11'1 x 5'9

Luxury fitted four piece white suite comprising of bath with mixer tap and shower attachment, low level WC with concealed cistern, wash hand basin with vanity unit beneath, fully tiled shower cubicle, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Parking Facilities:

The property also comes with a secure allocated parking space for one vehicle.

#### Additional Information & Lease:

Within Eden Point there is a concierge service to the ground floor with adjacent gymnasium for the use of the residents only. The development also enjoys a communal roof terrace with south



To view this property call **01702 480033**