



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Pall Mall, Leigh-On-Sea



Morgan Brookes believe - This beautifully presented 1 bedroom ground floor flat is an ideal starter home or investment. Benefitting from modern decor throughout, having its own south facing rear garden & being conveniently located within walking distance to the Seafront & Station. The property is further complimented by a long 152 year remaining lease & no service charges.

Our Sellers love - Being close to the Broadway with its abundance of shops, restaurants & bars as well as the seafront & being surrounded by a friendly community within only a 10 min walk from the station.

Key Features

- Beautifully Presented.
- Modern Kitchen & Bathroom.
- Own South Facing Rear Garden.
- 152 Years Remaining Lease.
- No Service Charges.
- Minutes To Leigh Road & Broadway.
- Walking Distance To Station & Seafront.
- Completed Onward Chain.
- Call Morgan |Brookes Today!

**Offers in Excess of
£265,000**

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morganbrookes.co.uk

Pall Mall, Leigh-On-Sea

Entrance

Wooden glazed door to:

Hallway

Built in storage cupboard, coving to ceiling, wood flooring, doors to:

Living Room

13' 8" x 11' 8" (4.16m x 3.55m)

Double glazed bay window to front aspect, radiator, feature fireplace, coving to ceiling, wood flooring.

Bedroom

13' 3" x 9' 2" (4.04m x 2.79m)

Double glazed French doors to rear garden, radiator, built in cupboard, coving to ceiling, carpet flooring.

Kitchen

9' 6" x 6' 7" (2.89m x 2.01m)

Double glazed window to rear aspect, range of base & wall mounted units, square edge work surfaces incorporating 1 & a half bowl sink & drainer unit, 4 point gas hob with extractor over, complimentary splash backs, fitted oven, space & plumbing for appliances, coving to smooth ceiling, wood effect laminate flooring, door to:

Lobby

Double glazed door to side aspect, wood effect flooring, door to:

Bathroom

7' 7" x 6' 9" (2.31m x 2.06m)

Obscure double glazed windows to rear & side aspect, concealed cistern WC, vanity hand basin, panelled bath with raised shower system & shower screen, complimentary part tiling to walls, stainless steel heated towel rail, built in storage cupboard, tiled flooring.

Rear Garden

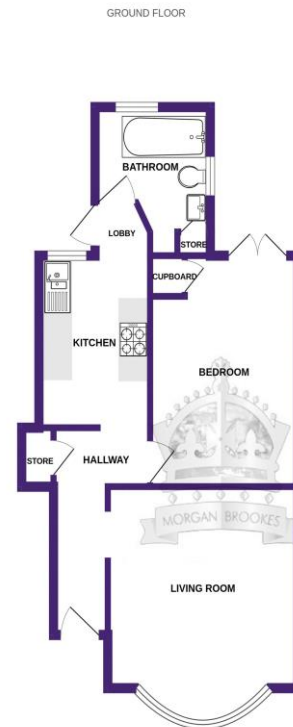
Paved seating area immediately from property, the remainder being laid to lawn with various shrubs & flowers, shingled area to rear with rear access gate.

Additional Information

152 Years Remaining Lease.

£550 Per Annum Ground Rent & Buildings Insurance.

No Service Charge



MORGAN BROOKES LTD

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See the plans.

Local Authority Information
Southend-on-Sea City Council
Council Tax Band: A

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.