



# FOR SALE

## St. Lawrence Gardens, Leigh-On-Sea SS9 5YF

£199,000 Leasehold Council Tax Band - B

2  1  1  0.00 sq ft

- Two Bedroom Apartment
- Situated On The First Floor
- Being Sold With No Onward Chain
- Three Piece Bathroom Suite
- Communal Gardens
- Garage Situated In Block
- Close To Amenities and Good Transport Links
- Double Glazed And Gas Central Heating

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

### \*NEW LONG 174 LEASE\*

This two-bedroom first-floor apartment offers a perfect blend of comfort and convenience. With its spacious layout, this flat is ideal for individuals or small families seeking a peaceful retreat while remaining close to local amenities.

The property features two well-proportioned bedrooms, three piece bathroom spacious lounge/diner and fitted kitchen with space for appliances. An extra feature of this apartment is the garage, which offers secure parking and additional storage options.

Residents can enjoy south facing communal gardens apartment also boasts lovely views over the park, enhancing the overall appeal of the living space.

For those who require easy access to major transport links, the property is conveniently located near the A127, making commuting a breeze. Furthermore, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This first-floor flat in St. Lawrence Gardens is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this charming apartment your own.

## Measurements

Kitchen - 10'6 x 7'5 (3.21m x 2.28m)

Bathroom - 6'5 x 5'4 (1.98m x 1.64m)

Lounge - 14'6 x 11'2 (4.42m x 3.41m)

Bedroom 1 - 14'0 x 9'10 (4.27m x 3.02m)

Bedroom 2 - 10'7 x 8'0 x (3.25m x 2.45m)

## Interior

The front door is located on the ground floor which is private access with internal stairs leading directly to the first floor landing. The first rooms you will come across are the two bedrooms to the front of the building and as you head down the landing, you will find the bathroom on the right, and lounge and kitchen to the south side of the building. There is double glazing and gas central heating throughout.

## Exterior

The rear of the building provides a south backing communal garden and there is a garage included in a block just across from the building.

## Location

Situated in Eastwood, and within easy access to the A127 and local amenities.

## School Catchment

Eastwood Primary School and Nursery  
The Eastwood Academy

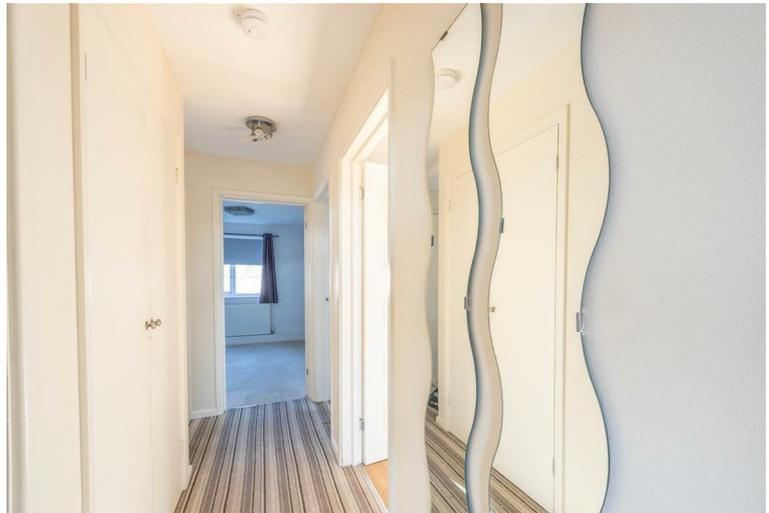
## Tenure

NEW LEASE BEING ADDED BY THE VENDOR - 174 year lease.

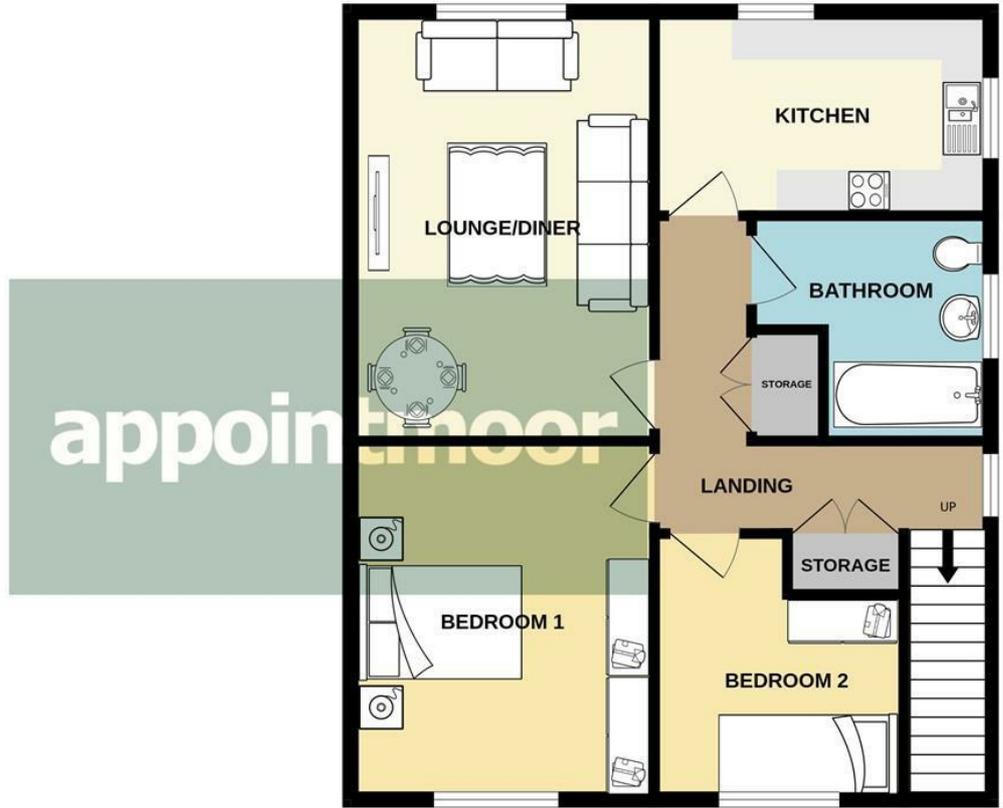
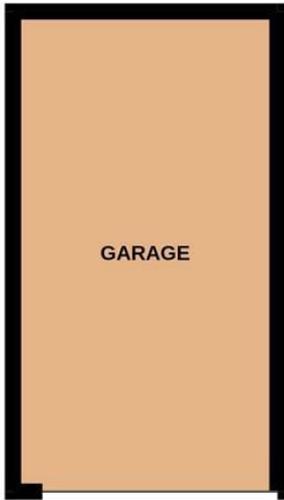
Service Charge - £680 pr yr

Ground Rent - £50.00 pr yr

Building Insurance - £460 pr yr



# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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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>	76	79
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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