



# FOR SALE

## Glendale Gardens, Leigh-on-Sea SS9 2BA

Offers In Excess Of £270,000   Share of Freehold   Council Tax Band - C

2  2  1  678.00 sq ft

- Two Bedroom First Floor Apartment
- Spacious Lounge/Diner
- Gated Building With Video Entry Phone System
- Juliet Balcony
- En-Suite Shower Room & Additional Family Bathroom
- Double Glazing Throughout
- Gas Central Heating
- Well Maintained Communal Gardens
- Allocated Parking Space
- No Onward Chain

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

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## Description

**\*\*NO ONWARD CHAIN\*\***

Nestled in Glendale Gardens of Leigh-on-Sea, this first-floor apartment offers a delightful living space perfect for a first time buyer or property investor.

As you step inside, you are greeted by a spacious lounge/diner, perfect for relaxing or entertaining guests. A fitted kitchen, while the two double bedrooms provide a peaceful retreat after a long day. One of the bedrooms even boasts an en-suite for added luxury. With two bathrooms in total, getting ready in the morning will be a breeze.

The well-maintained block offers peace of mind, along with gated parking and a phone entry system for security. Conveniently located near the Broadway and within walking distance to Leigh station, this property is perfect for those who value easy access to transportation and local amenities. Additionally, the great school catchments in the area make it an ideal choice for families.

### Lounge/Diner

17'2 x 11'11 (5.23m x 3.63m)

Carpet flooring, radiator, double glazed door to Juliette balcony area, double glazed window to side aspect, coving to ceiling, ceiling mounted lighting.

### Kitchen

7'2 x 6'9 (2.18m x 2.06m)

Laminate flooring, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, partially tiled splashback, 4 point gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, spotlight lighting.

### Bedroom One

15'5 x 13'5 (4.70m x 4.09m)

Carpet flooring, radiator, double glazed window to side aspect, fitted wardrobe, ceiling mounted lighting.

### En-Suite

7'2 x 6'1 (2.18m x 1.85m)

Laminate flooring, partially tiled walls, double glazed obscure window to side aspect, W/C, hand basin, extractor, ceiling mounted lighting.

### Bedroom Two

9'8 x 8'6 (2.95m x 2.59m)

Carpet flooring, radiator, double glazed window to rear aspect, coving to ceiling, pendant lighting.

### Bathroom

8'7 x 6'1 (2.62m x 1.85m)

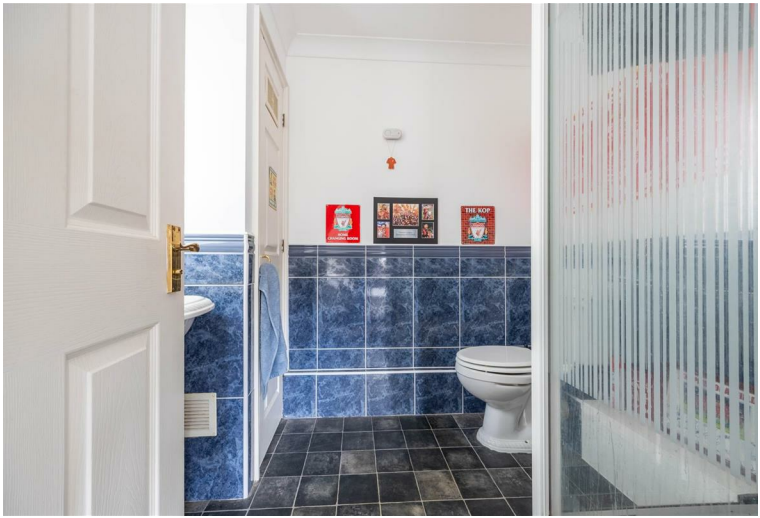
Laminate flooring, partially tiled flooring, panelled bath, W/C, hand basin, coving to ceiling, ceiling mounted lighting.

### Tenure

Share of freehold included

Service Charge including Building Insurance approx £1,200 per annum.







# GROUND 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.  
Made with Metropix 5/2025

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>	75	77
(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>	75	82
(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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