

**SCOTT &
STAPLETON**

PALL MALL
Leigh-On-Sea, SS9 1RF
£189,995





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LEIGH-ON-SEA, SS9 1RF

Scott & Stapleton are delighted to offer for sale this well-presented one-bedroom ground floor apartment, ideally situated in the heart of Leigh-on-Sea, south of the London Road and within easy walking distance of Leigh Broadway and the mainline C2C station.

This attractive property benefits from a bright and open-plan living area, seamlessly incorporating a modern fitted kitchen. The double bedroom is well-proportioned and features fitted wardrobes along with a useful storage cupboard. A contemporary bathroom suite completes the accommodation.

Externally, the property offers the added advantage of off-street parking on a first come, first served

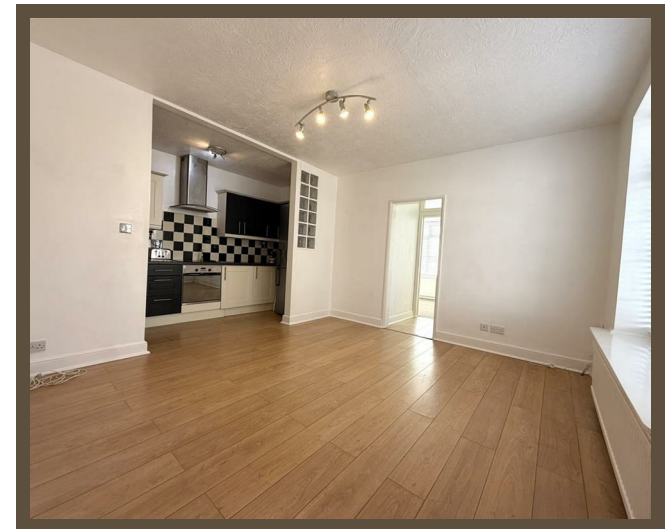
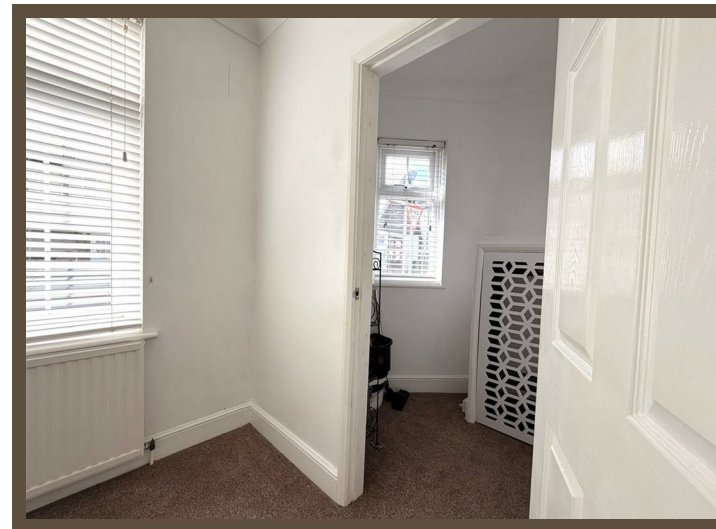
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Perfectly positioned in a highly sought-after location, this apartment is ideal for first-time buyers, commuters, or investors seeking a convenient coastal lifestyle with excellent local amenities close at hand.



Entrance

Communal Door leading to own front door.

Open Plan Kitchen/Living Room

5.23m" x 3.94m" (17'2" x 12'11")

Laminate flooring. Window to side elevation. Open plan kitchen. Space for fridge/freezer and washing machine.

Inner Hallway

Laminate flooring. Hanging light.

Bedroom

3.66m" x 3.38m" (12'0" x 11'1")

Window to front elevation. Carpet. Door to storage. Fitted wardrobe with sliding doors.

Storage Room

Window to front elevation. Carpet.

Bathroom

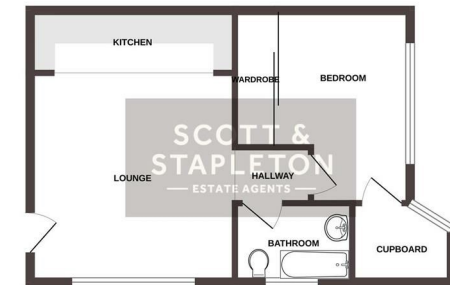
2.26m" x 1.52m" (7'5" x 5'0")

N.B

The vendor informs us that there are 85 years remaining on the lease, the annual service charges are approx £1,600 PA and the ground rent is £200 PA.

The property has the added benefit of a parking space on a first come, first served basis.

GROUND FLOOR



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	