

**SCOTT &
STAPLETON**

LONDON ROAD
Leigh-On-Sea, SS9 2QP
£219,995





LONDON ROAD

LEIGH-ON-SEA, SS9 2QP

£219,995

Scott & Stapleton are delighted to offer for sale this superb top floor purpose built apartment within a sought after development benefitting from fabulous views.

This super apartment has been exceptionally well maintained by the present vendor and benefits from a good size, double aspect lounge, luxury fitted kitchen, double bedroom with fitted wardrobes, modern fitted 4 piece bathroom & private, enclosed balcony.

There are also the added benefits of a long lease and a stunning south facing, communal roof terrace with spectacular estuary views.

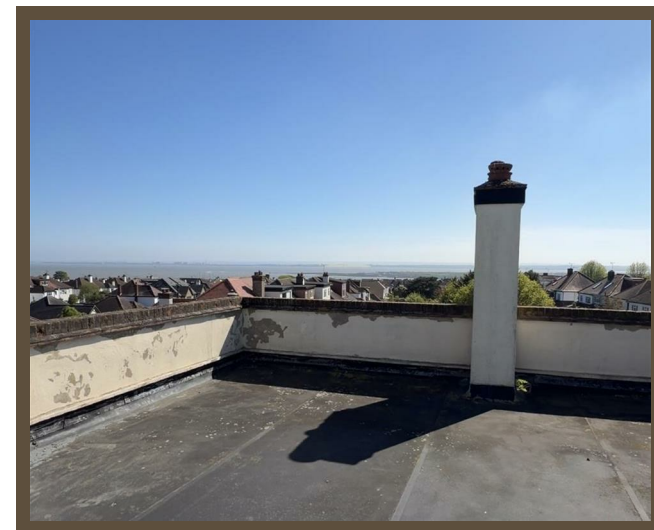
Scott & Stapleton are delighted to offer for sale this superb top floor purpose built apartment within a sought after development benefitting from fabulous views.

This super apartment has been exceptionally well maintained by the present vendor and benefits from a good size, double aspect lounge, luxury fitted kitchen, double bedroom with fitted wardrobes, modern fitted 4 piece bathroom & private, enclosed balcony.

There are also the added benefits of a long lease and a stunning south facing, communal roof terrace with spectacular estuary views.

The property is within walking distance of Leigh mainline railway station, the seafront & local shops.

This is a great opportunity to purchase a true turn key property which would be an ideal first time purchase, bolt hole or long term buy to let investment. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door with intercom, leading to communal entrance hall with stairs to all floors. Personal entrance door leading to entrance hall.

Entrance hall

4.3 x 0.9 (14'1" x 2'11")

UPVC double glazed door to front on to balcony. Laminate flooring, radiator, intercom, ceiling spotlights, doors to all rooms.

Balcony

2.5 x 1.7 (8'2" x 5'6")

Enclosed private balcony with far reaching views over the Marine Estate and towards the Thames estuary. Decked flooring, external lighting.

Lounge

4.2 x 3.4 (13'9" x 11'1")

Bright double aspect room with UPVC double glazed windows to rear & side. Radiator, coved ceiling.

Kitchen

3.2 x 2.8 (10'5" x 9'2")

UPVC double glazed window to rear. Luxury range of Shaker style base & eye level units with matching drawer pack, integrated electric oven, separate gas hob & extractor fan. Spaces for fridge/freezer, washing machine & dishwasher, marble effect worktops with matching upstand, inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, laminate flooring, ceiling spotlights.

Bedroom

3.6 x 3.5 (11'9" x 11'5")

Double aspect room with UPVC double glazed windows to front & side. Range of luxury fitted wardrobes, radiator.

Bathroom

2.6 x 1.8 (8'6" x 5'10")

Obscure UPVC double glazed window to front. Luxury white suite comprising of panelled bath with mixer tap, separate shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights, extractor fan.

Externally

The development benefits from a huge communal roof terrace with fabulous 180 degree south facing views over the Marine Estate towards the Thames Estuary.

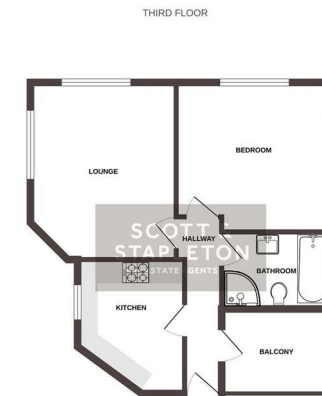
Lease details

The vendor informs us of the following:

The lease is currently 148 years.

Service charge of approx. £1,000 per year which includes ground rent.

Buildings insurance approx. £639 per year.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	75
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC