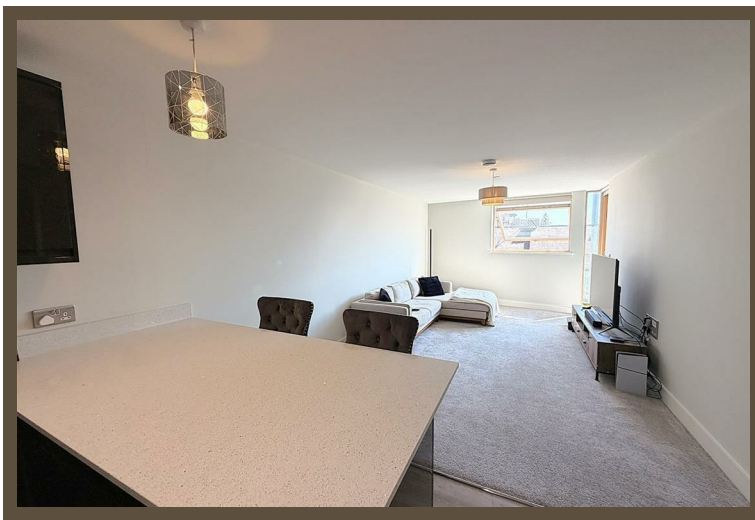


SCOTT &
STAPLETON

ST CLEMENTS GATE
Leigh-On-Sea, SS9 1PJ
£400,000





ST CLEMENTS GATE

£400,000

LEIGH-ON-SEA, SS9 1PJ

Scott & Stapleton are delighted to offer for sale this great size purpose built apartment within a highly desirable development in the heart of Leigh on Sea.

This superb, modern property is on the second floor & benefits from 2 double bedrooms, both with luxury fitted wardrobes, luxury bathroom, large lounge/diner & open plan kitchen with integrated appliances.

There are also the added bonuses of a south facing balcony, secure allocated parking space, lift service, reasonable service charges & a share of freehold.

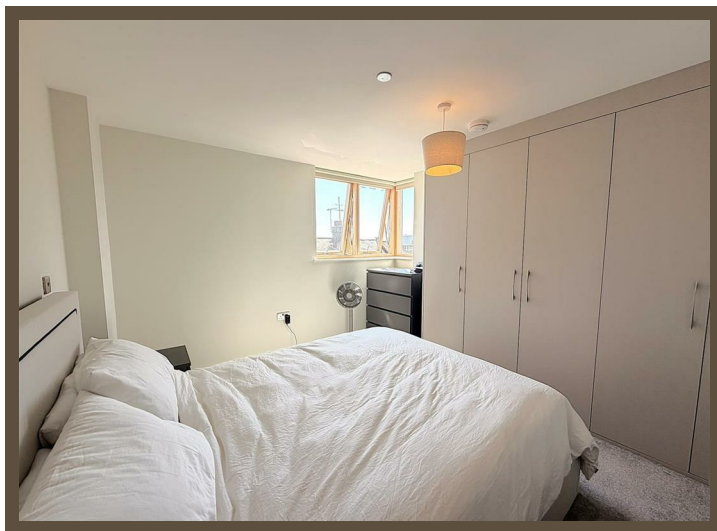
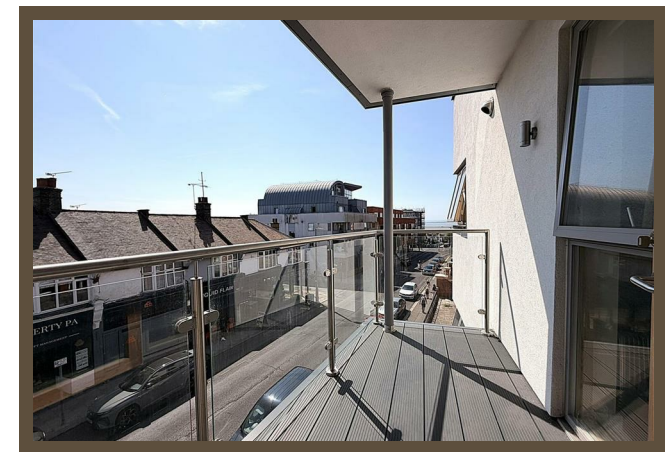
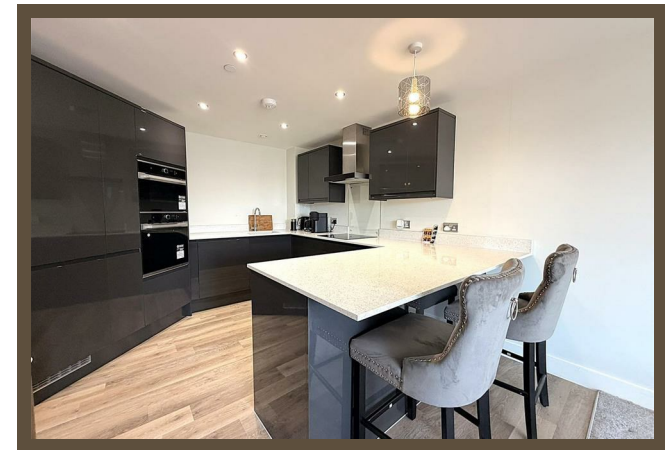
Scott & Stapleton are delighted to offer for sale this great size purpose built apartment within a highly desirable development in the heart of Leigh on Sea.

This superb, modern property is on the second floor & benefits from 2 double bedrooms, both with luxury fitted wardrobes, luxury bathroom, large lounge/diner & open plan kitchen with integrated appliances.

There are also the added bonuses of a south facing balcony, secure allocated parking space, lift service, reasonable service charges & a share of freehold.

The development is on the doorstep of Leigh Broadway with an abundance of boutique shops, restaurants & bars within a stones throw whilst Chalkwell station, seafront & all other amenities are also within walking distance.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a fabulous modern apartment in a fabulous development, this would make an ideal first time purchase, downsizing option or lock up & leave.. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance with video intercom, stairs & lift to all floor.

Entrance hall

3.48m x 1.57m max (11'5 x 5'2 max)
2 large built in storage cupboards, video intercom.

Lounge/diner

5.56m x 3.23m (18'3 x 10'7)
Double glazed window to front. Double glazed door on to balcony. Underfloor heating. Open plan to kitchen.

Balcony

South facing balcony with decked flooring, glass & stainless steel balustrade. Views towards the Thames estuary.

Kitchen area

4.37m x 3.25m (14'4 x 10'8)
Luxury fitted to base & eye level with an abundance of high gloss units. Integrated appliances including double electric oven, separate induction hob, extractor fan, fridge/freezer, washing machine, dishwasher & wine cooler. Quart worktops with matching upstand, inset sink with mixer tap. Amtico style flooring with underfloor heating.

Bedroom 1

3.45m x 3.23m (11'4 x 10'7)
Double glazed windows to front & side with views. Luxury fitted wardrobes, underfloor heating.

Bedroom 2

4.55m x 2.67m (14'11 x 8'9)
Full height double glazed window to front. Luxury fitted wardrobes, underfloor heating.

Bathroom

2.26m x 2.01m (7'5 x 6'7)
Obscure double glazed window to side. Luxury suite

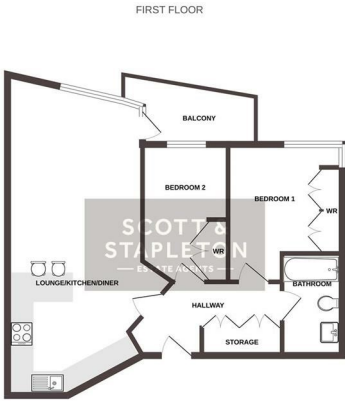
comprising of panelled bath with mixer tap, shower attachment & glass screen, low level WC & wash hand basin in vanity unit with cupboards below. Part tiled walls, heated towel rail, wall mounted mirror, ceiling spotlights.

Externally

The property benefits from a secure allocated parking space approached via Leighton Avenue. External bin & bike stores.

Lease details

The property benefits from a share of freehold.
Service charge approx. £2,000 per annum which includes building insurance.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		