

**SCOTT &
STAPLETON**

ST CLEMENTS COURT EAST
Leigh-On-Sea, SS9 2BS
Offers In Excess Of £200,000





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£200,000

LEIGH-ON-SEA, SS9 2BS

Scott & Stapleton are delighted to offer for sale this super 7th floor purpose built apartment located within a highly desirable development in the heart of Leigh on Sea.

This fabulous property benefits from far reaching views over Leigh on Sea, towards Belfairs & of the estuary. There is good size accommodation including a large lounge, separate fitted kitchen, 2 bedrooms both with fitted wardrobes & a large shower room.

There are also the added bonuses of a secure allocated parking space, lift service, on site caretaker, useful storage locker, communal gardens plus the property comes with a share of the freehold.

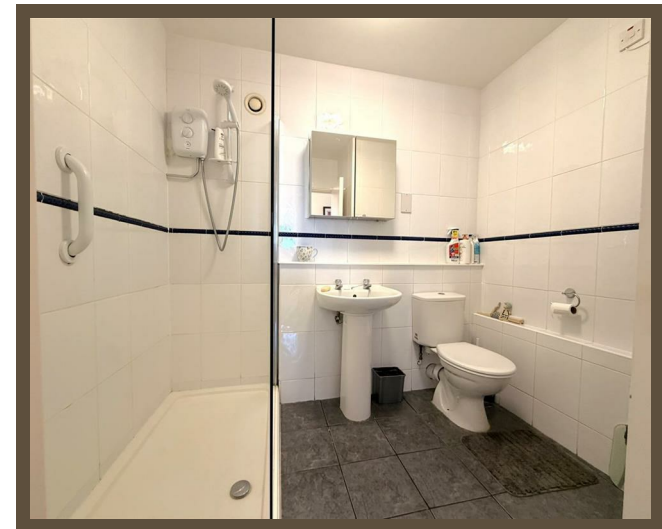
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Situated just a few steps from Leigh Broadway with an abundance of independent shops, bars & restaurants. Leigh library and the delightful gardens are right next door with the railway station, seafront & Old Town are all also within a short walk.

Offered with no onward chain this is a great first time buy or downsizing opportunity. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance with 2 lifts & stairs to all floors.
Personal entrance door leading to:

Entrance hall

2.5 x 1.9 (8'2" x 6'2")

Good size L shaped hallway with 2 large storage cupboards, electric heater, intercom.

Lounge

4.7 x 3.5 (15'5" x 11'5")

UPVC double glazed windows to front & side both with far reaching views. Electric heater, door to kitchen.

Kitchen

2.9 x 2.6 (9'6" x 8'6")

UPVC double glazed window to side with views. Range of base & eye level units with matching drawer pack. Integrated electric oven, separate electric hob & extractor fan, spaces for washing machine & fridge/freezer. Roll edge worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, wall mounted electric heater.

Bedroom 1

3.4 x 3.1 (11'1" x 10'2")

UPVC double glazed window to front with views. Range of fitted wardrobes with mirrored doors, electric heater.

Bedroom 2

3.4 x 2.1 (11'1" x 6'10")

UPVC double glazed window to front with views. Fitted wardrobes with mirrored doors, electric heater.

Shower room

2.3 x 2.3 (7'6" x 7'6")

White suite comprising of large walk in double shower with electric shower & glass screen, pedestal wash hand basin & low level WC. Fully tiled walls & floor, heated towel rail, extractor fan, large fitted airing cupboard.

Externally

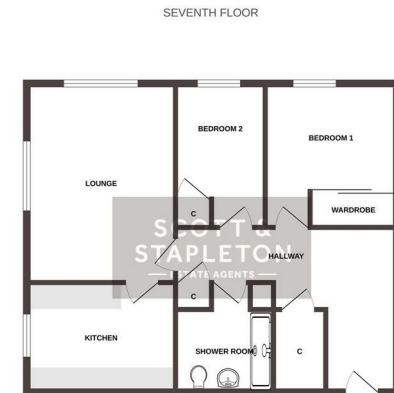
The property benefits from an allocated parking space to the rear approached via remote control electric shutter doors. There is also the added benefit of a ground floor storage locker. Ideal for suitcases, Christmas decorations, bikes, etc. There are also well kept communal gardens to rear & front plus an on site caretaker.

Lease details

SHARE OF FREEHOLD

The lease has approx 176 years remaining

Service charge: £500 per quarter inc building insurance and water.



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
England & Wales	EU Directive 2002/91/EC		England & Wales