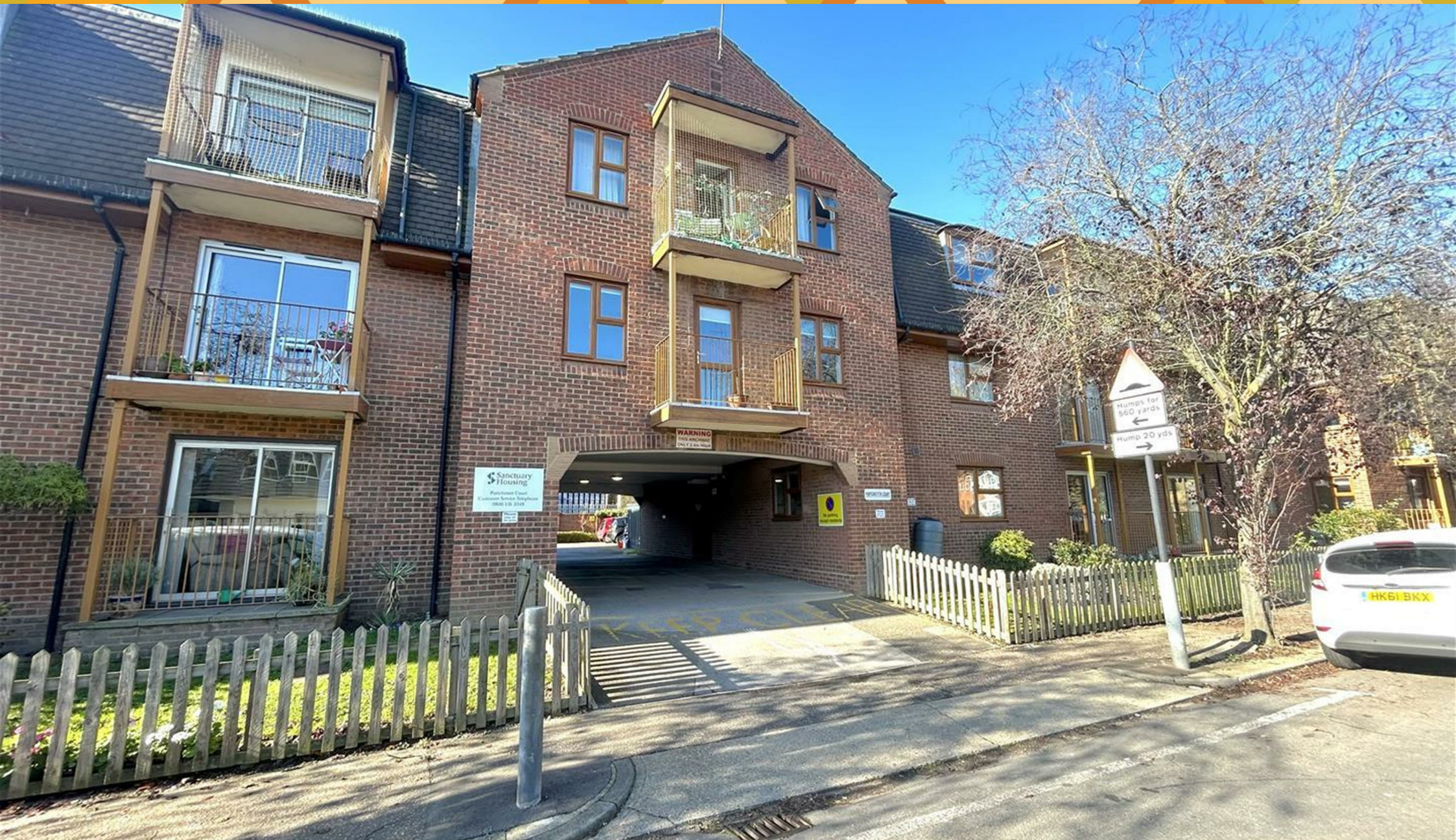


**SCOTT &
STAPLETON**

PORCHESTER COURT
Leigh-On-Sea, SS9 1NR
£139,950





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Scott & Stapleton are delighted to offer for sale this super first floor purpose built retirement flat within a highly desirable development in the heart of Leigh Broadway.

This fabulous property benefits from a double bedroom with fitted wardrobes, spacious lounge/diner with balcony & fitted kitchen & bathroom.

The development has a number of communal facilities including well tended gardens, off street parking, an on site manager & communal lounge with an extensive range of activities.

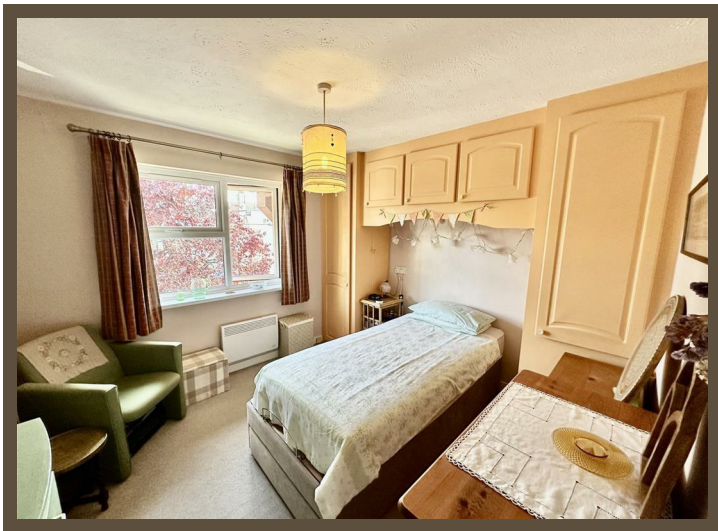
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Located just yards from Leigh Broadway there are a number of local shops, bars & restaurants nearby with bus stops just outside & Chalkwell railway station & park also within walking distance.

An ideal opportunity to purchase a delightful retirement flat and become part of this little community in the heart of Leigh. Offered with no onward chain an early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall with stairs & lift to all floors. Personal entrance door leading to:

Entrance hall

1.8 x 1.8 (5'10" x 5'10")

Large built in storage cupboard, electric heater. Doors to all rooms.

Lounge/diner

4.4 x 3.1 (14'5" x 10'2")

Large bright room with double glazed patio doors to front on to balcony. Electric heater, intercom & careline system. Door to kitchen.

Balcony

East facing balcony with wrought iron railings & tiled floor. Viewed towards Our Lady of Lourdes Church.

Kitchen

3.6 x 1.8 (11'9" x 5'10")

Range of base & eye level units with integrated electric oven, separate electric hob & extractor fan. Spaces for fridge/freezer & washing machine, roll edge worktops with inset stainless steel sink unit, tiled splashbacks. Large built in larder cupboard, further built in airing cupboard with foam lagged copper cylinder.

Bedroom

3.3 x 3 (10'9" x 9'10")

UPVC double glazed window to front. Electric heater, range of fitted wardrobes & cupboards.

Bathroom

2.3 x 1.8 (7'6" x 5'10")

4 piece bathroom with panelled bath with handgrips, low level WC with wooden seat, pedestal wash hand basin & shower cubicle with electric shower. part tiled walls, wall mounted electric heater, extractor fan.

Externally

The development benefits from numerous communal facilities including:
Well tended gardens to front, rear & side.
Off street parking.
Communal lounge with an extensive programme of events.
On site manager during normal office house.
24 careline available.

Lease details

Service charge is approx. £230 a month
Ground rent and building insurance is included in the service charge .
The sinking fund is very healthy in excess of £180,000.

FIRST FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		