SCOTT &
STAPLETON

ST JAMES COURT
Leigh-On-Sea, SS9 1FN
£1,395 Per Month





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This super property benefits from estuary views and has spacious accommodation including 2 double bedrooms, 2 luxury bathrooms, large open plan lounge/diner & kitchen with integral appliances.

There are also the added attractions of 3 BALCONIES, secure allocated basement parking space & communal gardens

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The development is ideally situated for all amenities with Chalkwell mainline railway station within & few minutes walk & Leigh Broadway & seafront also close to hand.

Offered with vacant possession & no onward chain this would be a great first time purchase or lock up & leave downsizing opportunity. An early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.













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

Entrance hall
5.1 x 2.5 (16'8" x 8'2")
Large L shaped entrance hall with wooden flooring. Large built in cupboard housing water tank & meters, electric heater, video intercom system, 2 wall light points. Doors to all rooms.

Open plan lounge/diner/kitchen
5 x 4.6 (16'4" x 15'1")

Lounge area
Double glazed french doors to front with estuary views and on to south facing balcony. Wooden flooring, electric heater, ceiling spotlights.

Kitchen area
Double glazed window to side. Modern white high gloss base & eye level units with pull out larder unit & drawer pack. Integrated appliances including electric oven, microwave, electric hob, extractor fan, fridge/freezer, washing machine & dishwasher. Granite worktops with matching upstands & inset stainless steel ane and a quarter bowl sink with mixer tap. Tiled floor, ceiling spotlights.

Bedroom 1
5.7 max x 3.5 (18'8" max x 11'5")
Double glazed window to rear plus double glazed french doors on to rear facing balcony. Electric heater, door to en suite.

En suite
1.8 x 1.5 (5'10" x 4'11")
Modern suite comprising of large corner shower cubicle with over sized shower head, wall mounted wash hand basin with mixer tap & low level WC. Fully tiled walls & floor, heated towel rail, wall mounted mirror, extractor fan.

Bedroom2
3.6 x 3.4 (11'9" x 11'1")
Double glazed window to rear plus double glazed french doors on to rear facing balcony. Electric heater.

Bathroom
2.5 x 1.7 (8'2" x 5'6")
Modern white suite comprising of large bath in tiled surround with mixer tap & shower attachment, wash hand basin & low level WC with concealed cistern. Fully tiled walls & floor, heated towel rail, wall mounted mirror, extractor fan.

Externally/parking
The property benefits from an allocated parking spaces in the basement approached via electric gates with access to lift & stairs.
Bike & bin stores, communal garden to rear.



