



# FOR SALE

**Pall Mall,  
Leigh-On-Sea SS9 1RB**

Guide Price £375,000 Share of Freehold Council Tax Band - B

2 1 1 678.13 sq ft

- Fully Refurbished Throughout To A Very High Standard
- Two Spacious Bedrooms
- Four Piece Bathroom Suite
- Modern Kitchen With Top Of The Range Appliances
- Direct Access Leading To Internal Porch
- Allocated Off Street Parking Space
- Speaker System Throughout
- No Onward Chain
- Share Of The Freehold
- Sitting Just Off Leigh Broadway And A Very Short Walk To Mainline Stations

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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# Description

\*GUIDE PRICE £375,000 - £400,000\* SHARE OF FREEHOLD AND PARKING\*

Welcome to this stunning refurbished ground floor apartment situated in 'The Saltings' on Pall Mall, Leigh-On-Sea. This exceptional property boasts a modern 'London feel' with its ceiling mounted speakers providing music throughout and features high ceilings that enhance the spaciousness of the living environment.

The apartment comprises two well-proportioned bedrooms, perfect for professionals seeking a comfortable living space. The reception room is inviting and ideal for relaxation or entertaining guests. One of the highlights of this property is the luxurious four-piece bathroom suite and the modern fitted kitchen with top-of-the-range appliances that promise both style and functionality.

Another one of the many advantages of this property is the off-street parking space, providing convenience in this bustling area. Additionally, you will benefit from a share of the freehold and a new lease, ensuring peace of mind for years to come and with no onward chain, you can move in without delay.

Situated close to the mainline station, this apartment offers excellent transport links for commuters, and sits just off the vibrant Leigh Broadway, offering a variety of shops, cafes, and amazing restaurants to explore. Furthermore, the beautiful seafront is within easy walking distance, perfect for leisurely walks or enjoying the coastal scenery.

If you are in search of a modern apartment that combines comfort, style, and a prime location, do not hesitate to book a viewing today. This property is a rare find and is sure to attract considerable interest.

## Measurements

Internal Porch - 3'8 x 3'10 (1.14m x 1.18m)  
Lounge/Kitchen/Diner - 19'1 x 15'6 (5.83m x 4.74m)  
Bedroom 2 - 9'6 x 12'6 (2.9m x 3.82m)  
Bathroom - 12'7 x 6'7 (3.85m x 2.03m)  
Bedroom1 - 12'11 x 12'8 (3.95m x 3.87m)

## Internal

Upon entering the property, there is a an internal porch with large storage cupboard on the right. There is an internal door leading into an open plan lounge/diner/kitchen which offers plenty of space for comfort, cooking and dining. The kitchen is fitted with top of the range appliances and work surface and cupboards to match. Heading through the property from the kitchen you will come across a double bedroom on the left hand side of a long hallway, a four piece bathroom with a separate walk in shower, storage cupboard and the main bedroom at the end of the hallway. The property is fitted with new gas radiators and combination boiler and offers double glazing and new flooring throughout.

## External

The property offers a private off street parking space to the rear of the building.

## School Catchment

Leigh North Street Primary School  
Belfairs Academy

## Tenure

The property is being sold with a share of the freehold split 50/50 with the upstairs apartment and a new lease.

We have been advised that there will be no Ground Rent or Service Charge payable.







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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	79	79

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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