



# FOR SALE

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

Offers In Excess Of £350,000 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.

**appointmoor**

## Description

### \*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 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.







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 illustrative 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.  
Made with Metropix 62025




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

-  [facebook.com/appointmoor](https://facebook.com/appointmoor)
-  [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
-  [twitter.com/appointmoor](https://twitter.com/appointmoor)
-  [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)