

**SCOTT &
STAPLETON**

PALL MALL
Leigh-On-Sea, SS9 1RF
£180,000





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Scott & Stapleton are delighted to offer for sale this well-presented one-bedroom ground floor apartment, ideally situated in the heart of Leigh-on-Sea, south of the London Road and within easy walking distance of Leigh Broadway and the mainline C2C station.

This attractive property benefits from a bright and open-plan living area, seamlessly incorporating a modern fitted kitchen. The double bedroom is well-proportioned and features fitted wardrobes along with a useful storage cupboard. A contemporary bathroom suite completes the accommodation.

Externally, the property offers the added advantage of off-street parking on a first come, first served

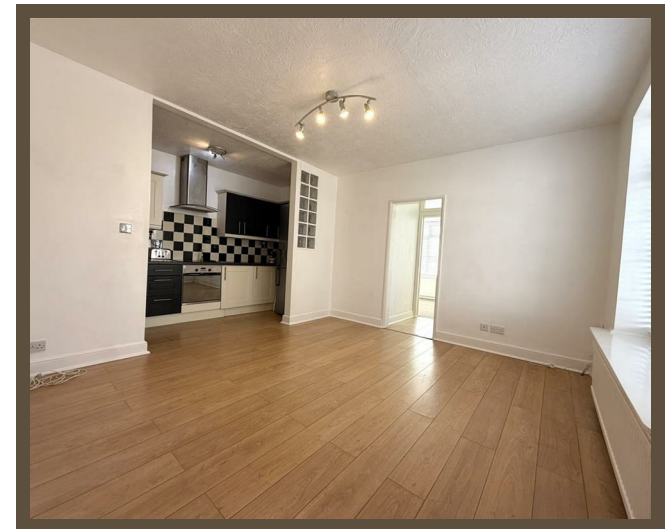
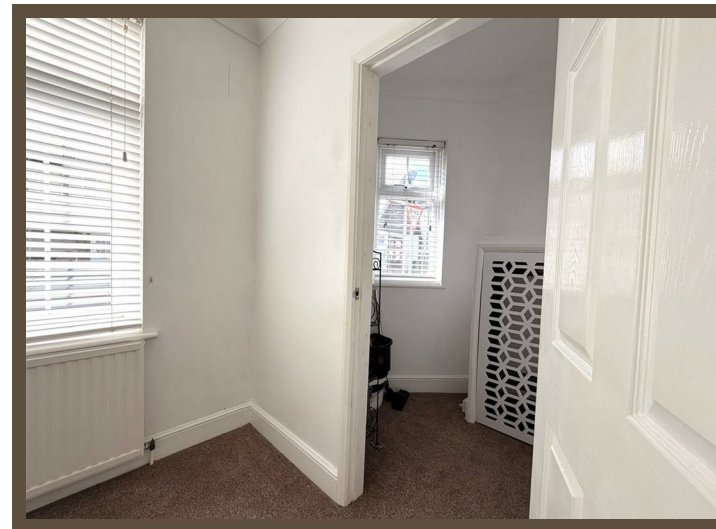
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Perfectly positioned in a highly sought-after location, this apartment is ideal for first-time buyers, commuters, or investors seeking a convenient coastal lifestyle with excellent local amenities close at hand.



Entrance

Communal Door leading to own front door.

Open Plan Kitchen/Living Room

5.23m" x 3.94m" (17'2" x 12'11")

Laminate flooring. Window to side elevation. Open plan kitchen. Space for fridge/freezer and washing machine.

Inner Hallway

Laminate flooring. Hanging light.

Bedroom

3.66m" x 3.38m" (12'0" x 11'1")

Window to front elevation. Carpet. Door to storage. Fitted wardrobe with sliding doors.

Storage Room

Window to front elevation. Carpet.

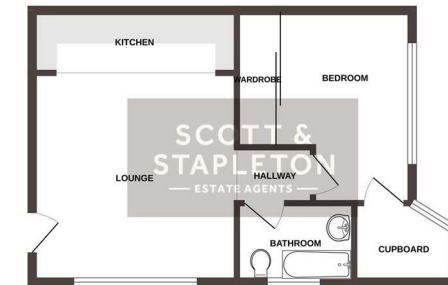
Bathroom

2.26m" x 1.52m" (7'5" x 5'0")

N.B

The vendor informs us that there are 85 years remaining on the lease, the annual service charges are approx £1,600 PA and the ground rent is £200 PA. The property has the added benefit of a parking space on a first come, first served basis.

GROUND FLOOR



© 2023 Energy Efficiency Rating and Environmental Impact (CO₂) Rating are provided for information only. They do not constitute a guarantee of performance or a prediction of future performance. They are based on the information provided to us by the property owner and are subject to change. We do not accept any liability for any loss or damage caused by reliance on this information.

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			
		58	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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