

SCOTT &
STAPLETON

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





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Scott & Stapleton are delighted to offer for sale this charming first floor starter flat which would be ideal for those looking to take their first steps on to the property ladder.

This super apartment has a good size lounge, kitchen, double bedroom & recently fitted modern shower room.

It is located in a highly desirable location south of the London Road within easy walking distance of the ever popular Leigh Broadway with it's abundance of independent shops, bars & restaurants.

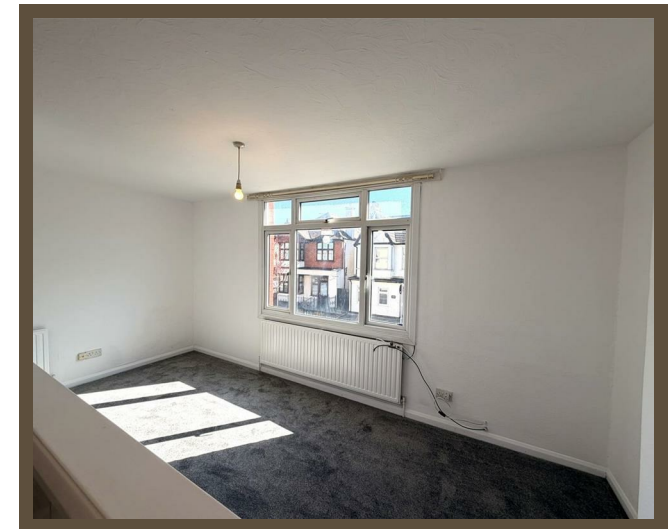
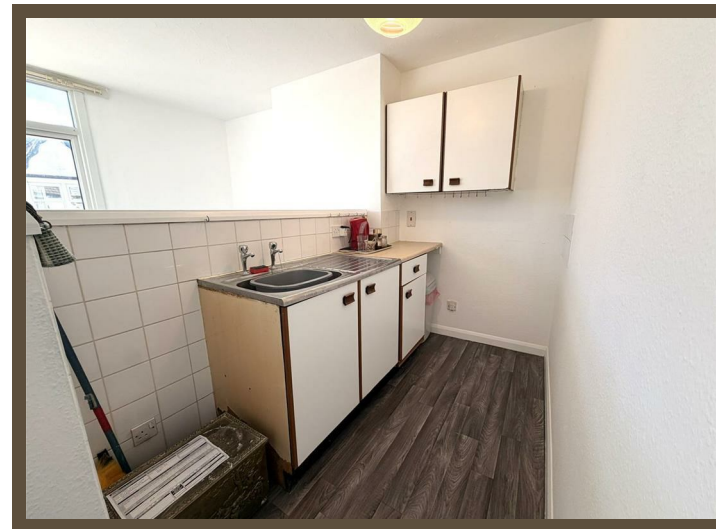
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The mainline railway stations, seafront & all other amenities and also close to hand.

Offered with vacant possession & no onward chain, this is a great first rung on the property ladder. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door to side leading to communal entrance hall with stairs to first floor. Personal entrance door leading to:

Lounge area

5 x 2.4 increasing to 3 (16'4" x 7'10" increasing to 9'10")
Bright room with large UPVC double glazed window to front. 2 radiators, intercom, thermostat control. Open plan to kitchen area.

Kitchen area

3.3 x 1.5 (10'9" x 4'11")
Range of base & eye level units. Spaces for cooker, washing machine & fridge/freezer, roll edge worktops with stainless steel sink unit & matching drainer, tiled splashbacks. Door to inner lobby.

Lobby

Doors to bedroom & shower room.

Shower room

2.3 x 1.3 (7'6" x 4'3")
Recently fitted suite with large double shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboard below, fully tiled walls & floor, heated towel rail, ceiling spotlights, extractor fan.

Bedroom

3.2 x 2.3 (10'5" x 7'6")
UPVC double glazed window to rear. Radiator.

Lease details

The vendor informs us that the property has a lease with approx. 87 years remaining.
Ground rent is £100 per annum.
Service charge is approx. £1,000 per annum which includes buildings insurance.



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	

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