

SCOTT &
STAPLETON

MADISON HOUSE
Leigh-On-Sea, SS9 3FJ
£275,000





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Scott & Stapleton are excited to offer for sale this super first floor purpose built apartment within an impressive and sought after development.

This fabulous apartment is in excellent condition throughout and offers spacious accommodation including a good size lounge/diner with bay window, luxury fitted kitchen with integrated appliances & Juliette balcony, master bedroom with balcony & en suite shower room plus good size second bedroom & main bathroom.

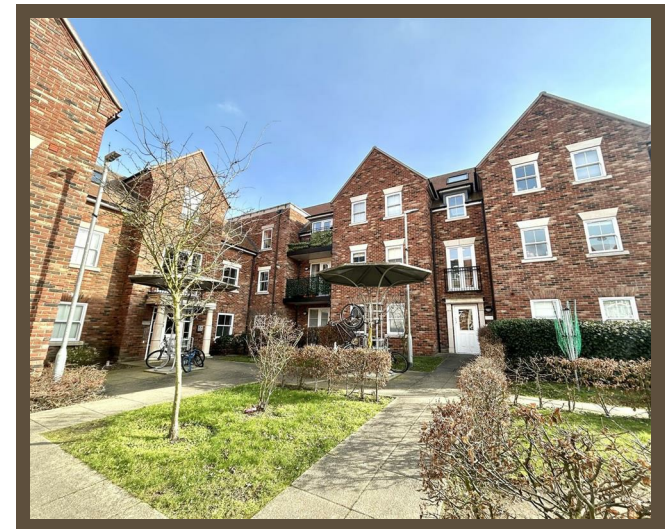
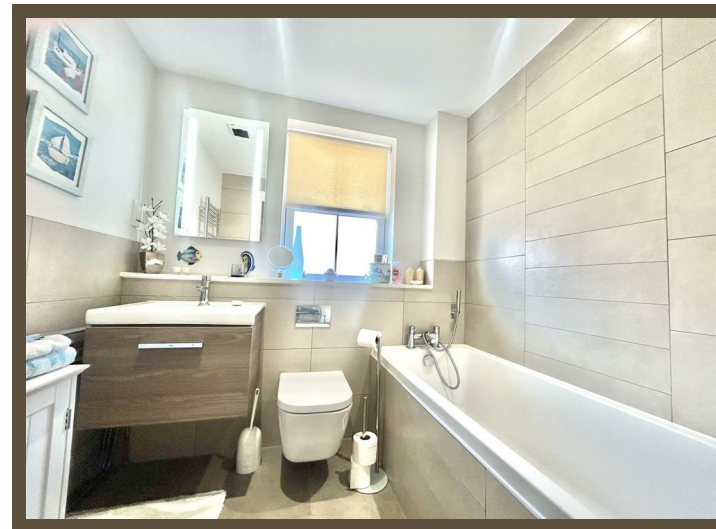
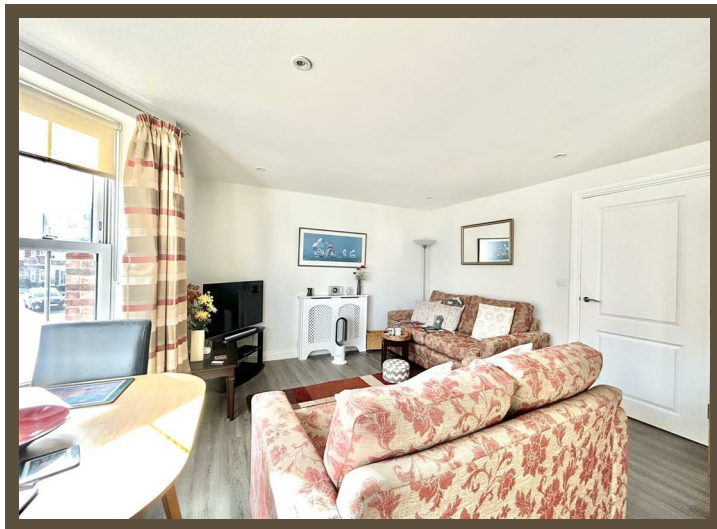
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The property also benefits from an allocated off street parking space plus a long lease with reasonable service charges whilst the development has additional visitors parking, well tended communal gardens & bike & bin stores.

Located in a desirable location close to local shops, schools, parks & transport links this would be a great first time purchase, downsizing option or long term buy to let investment. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door with security intercom.
Communal entrance hall with stairs to all floors. Personal door with spyhole leading to entrance hall.

Entrance hall

Large L shaped hallway with good size built in storage cupboard, Amtico style flooring, radiator, ceiling spotlights, intercom system. Panelled doors to all rooms.

Open plan lounge/diner/kitchen

7.75m x 4.19m max (25'5 x 13'9 max)

Lounge/diner area

4.65m x 4.19m (15'3 x 13'9)

Large UPVC double glazed bay window to front. Amtico style flooring, radiator in ornate cover, ceiling spotlights. Open plan to kitchen area.

Kitchen area

2.95m x 2.18m (9'8 x 7'2)

UPVC double glazed french doors to front with Juliette balcony. Luxury range of base & eye level units with matching drawer pack. Integrated appliances including electric oven, separate electric hob, extractor fan, fridge/freezer, washing machine & dishwasher. Quartz worktops with matching upstand, inset sink unit with drainer & mixer tap. Amtico style flooring, ceiling spotlights.

Bedroom 1

4.34m x 3.35m (14'3 x 11')

UPVC double glazed french doors to rear on to balcony. Radiator.

Balcony

Good size, covered balcony with wrought iron railings, tiled floor, outside lighting.

En suite

Luxury white suite comprising of double shower cubicle with over-sized shower head and glass door, low level WC with concealed cistern & wall mounted wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, fitted mirror, ceiling spotlights, extractor fan.

Bedroom 2

2.59m x 2.06m (8'6 x 6'9)

UPVC double glazed window to rear. Radiator.

Bathroom

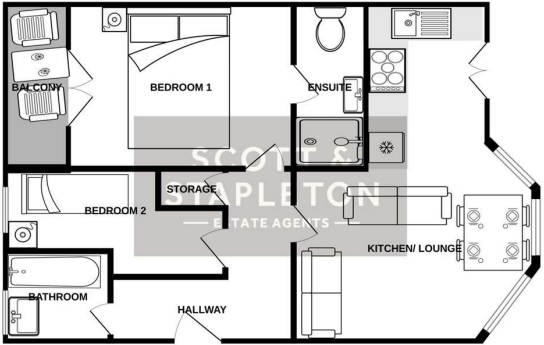
Obscure UPVC double glazed window to rear. Bath in tiled surround with mixer tap, low level WC with concealed cistern & wall mounted wash hand basin in vanity unit with mixer tap & drawer below. Part tiled walls, fully tiled floor, heated towel rail, ceiling spotlights, extractor fan.

Externally

The property benefits from an allocated parking space whilst the development has additional visitors parking available, well tended gardens plus bike & bin stores.

Lease details

The vendor informs us that there is approximately 152 years remaining of the lease.
The service charge is approx. £1,800 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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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