

**SCOTT &  
STAPLETON**

**LONDON ROAD**  
Leigh-On-Sea, SS9 2QP  
**£225,000**





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Scott & Stapleton are delighted to offer for sale this superb top floor purpose built apartment within a sought after development benefitting from fabulous views.

This super apartment has been exceptionally well maintained by the present vendor and benefits from a good size, double aspect lounge, luxury fitted kitchen, double bedroom with fitted wardrobes, modern fitted 4 piece bathroom & private, enclosed balcony.

There are also the added benefits of a long lease and a stunning south facing, communal roof terrace with spectacular estuary views.

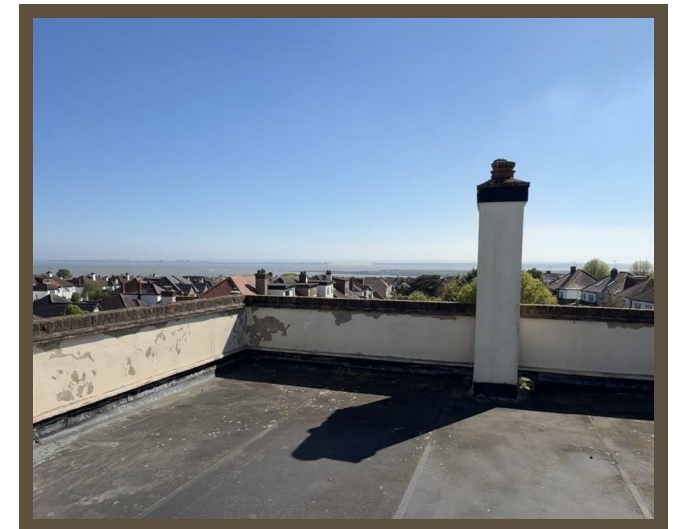
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The property is within walking distance of Leigh mainline railway station, the seafront & local shops.

This is a great opportunity to purchase a true turn key property which would be an ideal first time purchase, bolt hole or long term buy to let investment. An early internal inspection is strongly advised.



## Accommodation comprises

Communal entrance door with intercom, leading to communal entrance hall with stairs to all floors. Personal entrance door leading to entrance hall.

## Entrance hall

4.3 x 0.9 (14'1" x 2'11")

UPVC double glazed door to front on to balcony. Laminate flooring, radiator, intercom, ceiling spotlights, doors to all rooms.

## Balcony

2.5 x 1.7 (8'2" x 5'6")

Enclosed private balcony with far reaching views over the Marine Estate and towards the Thames estuary. Decked flooring, external lighting.

## Lounge

4.2 x 3.4 (13'9" x 11'1")

Bright double aspect room with UPVC double glazed windows to rear & side. Radiator, coved ceiling.

## Kitchen

3.2 x 2.8 (10'5" x 9'2")

UPVC double glazed window to rear. Luxury range of Shaker style base & eye level units with matching drawer pack, integrated electric oven, separate gas hob & extractor fan. Spaces for fridge/freezer, washing machine & dishwasher, marble effect worktops with matching upstand, inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, laminate flooring, ceiling spotlights.

## Bedroom

3.6 x 3.5 (11'9" x 11'5")

Double aspect room with UPVC double glazed windows to front & side. Range of luxury fitted wardrobes, radiator.

## Bathroom

2.6 x 1.8 (8'6" x 5'10")

Obscure UPVC double glazed window to front. Luxury white suite comprising of panelled bath with mixer tap, separate shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights, extractor fan.

## Externally

The development benefits from a huge communal roof terrace with fabulous 180 degree south facing views over the Marine Estate towards the Thames Estuary.

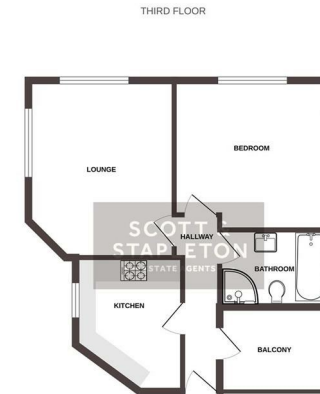
## Lease details

The vendor informs us of the following:

The lease is currently 148 years.

Service charge of approx. £1,000 per year which includes ground rent.

Buildings insurance approx. £800 per year.



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