

SCOTT &
STAPLETON

GLENDALE GARDENS
Leigh-On-Sea, SS9 2AY
£325,000





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Scott & Stapleton are delighted to offer to sale this spectacular and extremely spacious two bedroom first floor apartment situated just a stones throw from Leigh Broadway.

This delightful property has an imposing character facade with a modern interior in exceptional condition throughout.

The property is approached from the rear and has steps up to a large south facing balcony with its own entrance door. There is a large 20'4 x 12'7 lounge/diner with a spacious and modern kitchen off with integrated appliances. There are 2 good size

bedrooms with the addition of a large 4 piece bathroom suite.

Located in a highly sought after location the property is within a short walk of Leigh Broadway, seafront & mainline railway station.

Benefitting from a 195 year lease & OFF STREET PARKING this would be a great opportunity for a first time buyer or long term buy to let investment. An early internal inspection is strongly advised.



Accommodation is Approached Via

Own allocated parking space leading to secure gated entrance. Stairs to front door.

Lounge/Diner

6.20m x 3.66m (20'04 x 12'76)

UPVC windows to front elevation. Modern fitted shutters. Laminate flooring. Two radiators. Gas fireplace. Smooth painted ceiling. Coving. Spot lights.

Kitchen

5.49m x 1.52m (18'27 x 5'75)

UPVC window to front elevation. Modern fitted shutters. Tiled floor. Modern low and eye level units with integrated fridge/freezer, dishwasher, oven & washer/dryer. Laminate worktops with SMEG electric hob with extractor over & sink with drainer. Tiled splash backs. Smooth painted ceiling. Coving. Spot lights.

Hallway

4.27m x 0.91m (14'88 x 3'40)

Doors to all rooms. Laminate flooring. Radiator. Smooth painted ceiling. Coving. Spot lights. Loft access with ladder attached.

Bedroom One

3.66m x 3.05m (12'31 x 10'24)

UPVC window to rear elevation. Modern fitted shutters. Carpet. Radiator. Large fitted wardrobes. Smooth painted ceiling. Coving. Pendant light.

Bedroom Two

2.44m x 2.59m (8'60 x 8'06)

UPVC window to side elevation. Modern fitted shutters. Laminate flooring. Smooth painted ceiling. Coving. Pendant light.

Bathroom

2.44m x 1.83m (8'52 x 6'54)

Obscure UPVC window to side elevation. Modern fitted shutters. Tiled floor. Fully tiled walls. Radiator. Four piece suite comprising low level WC, wall mounted basin, jacuzzi bath & corner shower cubicle. Smooth painted ceiling. Spot lights.

Balcony

Spacious SOUTH facing balcony. Steps to own courtyard area. Door leading to lounge/diner.

Lease Details

The vendor informs us that:
The lease has 195 years remaining
£200 PA ground rent
Right to manage.

