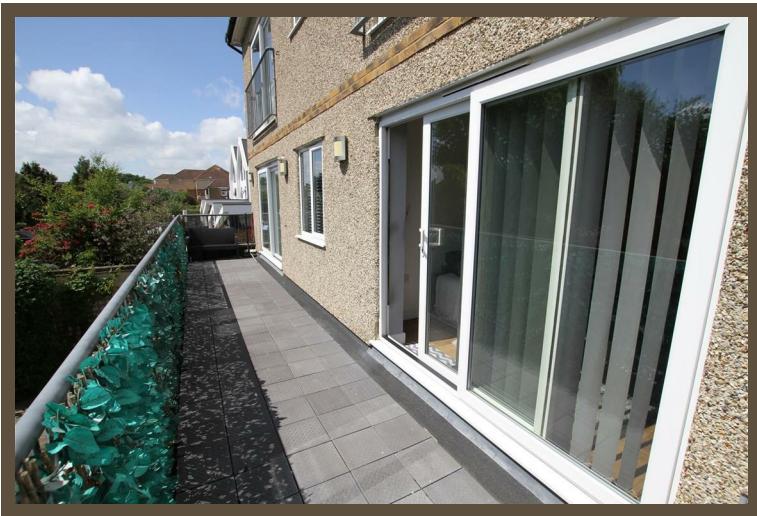


SCOTT &
STAPLETON

GLENDALE GARDENS
Leigh On Sea, SS9 2BA
£325,000





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Scott & Stapleton are delighted to offer for sale this spacious first floor purpose built apartment benefitting from a full width, south facing balcony of approx. 26' x 6'.

The property benefits from well planned accommodation including 2 double bedrooms, modern bathroom, large lounge/diner & a fitted kitchen with integrated appliances. There is also the added benefit of a secure allocated parking space to the rear & a long lease.

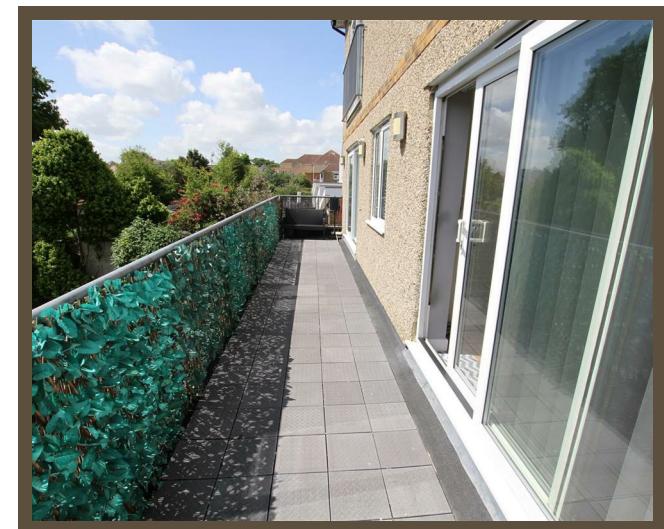
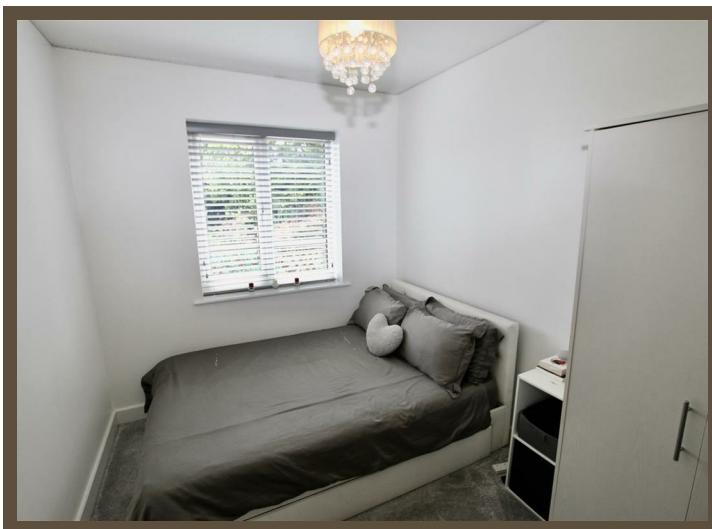
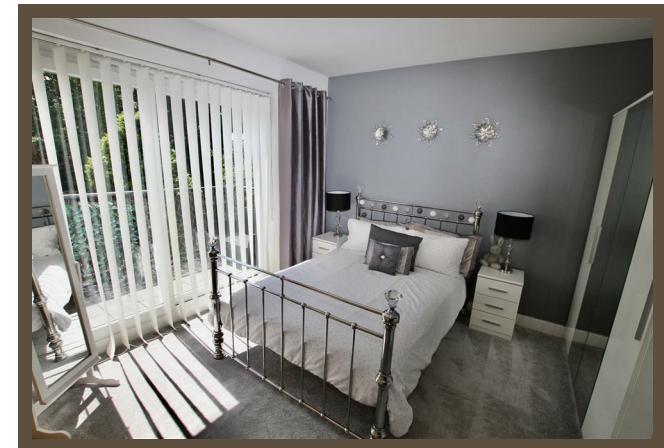
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Offered with no onward chain this would be a great first time purchase. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance with video intercom. Stairs to all floors.
Personal entrance door leading to:

Entrance hall

Large L shaped entrance hall with solid wood flooring, large double storage cupboard, radiator, doors to all rooms.

Lounge/diner

5 x 3.75 (16'4" x 12'3")

Large bright room with UPVC double glazed patio doors to rear on to balcony. Solid wood flooring, radiator, 2 wall light points, obscure glazed double doors to kitchen.

Balcony

8 x 1.5 (26'2" x 4'11")

Large south facing, full width balcony. Wrought iron railings to rear, tiled floor, outside lighting.

Kitchen

3.75 x 2.10 (12'3" x 6'10")

Luxury range of base & eye level units with matching drawer pack. Integrated appliances including double electric oven, separate electric hob, extractor fan, fridge/freezer, dishwasher & washing machine. Wood effect roll edge worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, solid wood flooring.

Master bedroom

3.85 x 3.6 (12'7" x 11'9")

UPVC double glazed patio doors to rear on to balcony. Large built in wardrobe, radiator.

Bedroom two

3.45 x 2.40 (11'3" x 7'10")

UPVC double glazed window to rear. Radiator

Bathroom

2.3 x 1.9 (7'6" x 6'2")

White suite comprising of bath in tiled surround with mixer tap, separate shower over & glass screen, wall mounted wash hand basin with mixer tap & low level WC with concealed cistern. Tiled floor, part tiled walls, heated towel rail, fitted mirror, shaver point, extractor fan.

Externally

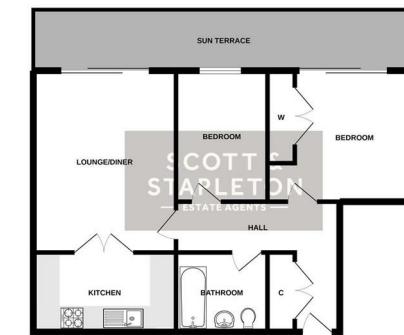
The property benefits from an allocated off street parking space to rear.
There is also a communal patio gardens, bins & bike store.

Lease details

The vendor informs us that there is currently approx. 170 years remaining on the lease.

Service charge £400 per quarter - no ground rent.

FIRST FLOOR



		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	78	80	
(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		

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A	80	82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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