

SCOTT &  
STAPLETON

BROADWAY WEST  
Leigh-On-Sea, SS9 2BW  
£265,000





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Scott & Stapleton are delighted to offer this large 3 double bedroom purpose built apartment within this iconic Art Deco block in the heart of Leigh Broadway.

This super property is offered with vacant possession & no onward chain and is located on the first floor approached via a lift. There are 3 double bedrooms all with wardrobes, a family bathroom, large lounge, dining area & fitted kitchen.

There is also the added attraction of a long lease and a secure allocated off street parking space in the basement.

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Located in the heart of Leigh Broadway all amenities are literally on the doorstep including numerous shops, bars & restaurants as well as Leigh Library, the well tended gardens and Leigh railway station is also within a short walk.

An early internal inspection is strongly advised.



## Accommodation comprises

Communal entrance door with intercom leading to communal entrance hall with stairs & lift to all floor. Personal entrance door leading to entrance hall.

## Entrance hall/dining area

**4.5 x 3.2 (14'9" x 10'5")**

Large and versatile space often used as a dining area. 3 full height storage cupboards, cast iron radiator. Opening in to lounge, door to kitchen.

## Lounge

**4.9 x 3.4 (16'0" x 11'1")**

Large window to side. Cast iron radiator, picture rail, door to kitchen.

## Kitchen

**4.9 x 1.7 (16'0" x 5'6")**

Window to side. Range of white high gloss base & eye level units with integrated electric oven, separate hob & extractor fan, spaces for fridge/freezer & washing machine. Roll edge worktops with matching breakfast bar, inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks.

## Parking facilities

To the basement is an allocated parking space for 1 car approached via secure electric shutter door. There is also the added attraction of a large allocated secure storage bin. There are also well tended communal gardens to front & rear.

## Inner hallway.

Doors to bedrooms & bathroom. Full height fitted airing cupboard.

## Bedroom 1

**4.8 x 3.1 (15'8" x 10'2")**

Windows to rear & side. Wardrobes to one wall which will remain, cast iron radiator.

## Bedroom 2

**4.4 x 2.7 (14'5" x 8'10")**

Windows to front. Fitted wardrobes, cast iron radiator.

## Bedroom 3

**5.1 x 1.8 (16'8" x 5'10")**

Window to front. Fitted wardrobes, cast iron radiator.

## Bathroom

**3.3 x 1.5 (10'9" x 4'11")**

Windows to front. White suite comprising of panelled bath with handgrips, mixer tap with shower over & glass screen, pedestal wash hand basin & low level WC. Tiled floor, part tiled walls, heated towel rail.

## Lease details

The property is leasehold and we understand from the vendors that there are approx. 166 years remaining.

Ground rent £65 per annum

Management by the directors on site, service charge £4,673.28 annually - this includes buildings insurance and all maintenance costs, all gas, water & sewerage bills.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given as to their capability or efficiency. Plans are given in good faith.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	71
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	