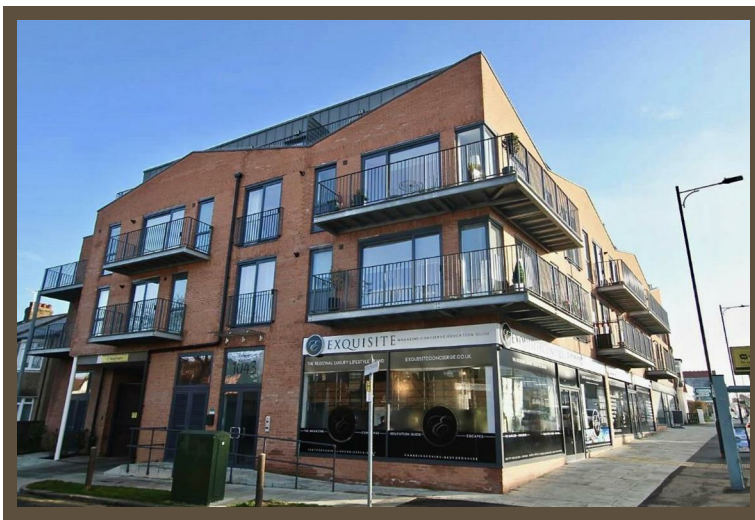


**SCOTT &  
STAPLETON**

**1043 LONDON ROAD**  
Leigh-On-Sea, SS9 3JY  
**Price Guide £300,000**





## 1043 LONDON ROAD

**£300,000**

LEIGH-ON-SEA, SS9 3JY

\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\* Scott & Stapleton are privileged with instructions to offer for sale this modern purpose built apartment within a prestigious development benefitting from a superb communal roof terrace.

This stunning property is in exceptional condition throughout with spacious well planned accommodation including 24'1 x 9'10 open plan lounge/dining room & luxury kitchen with integrated appliances with the added attraction of a west facing balcony plus 2 double bedrooms & a modern fitted bathroom.

There is also a secure allocated off street parking space, bike storage, lift service & the communal roof

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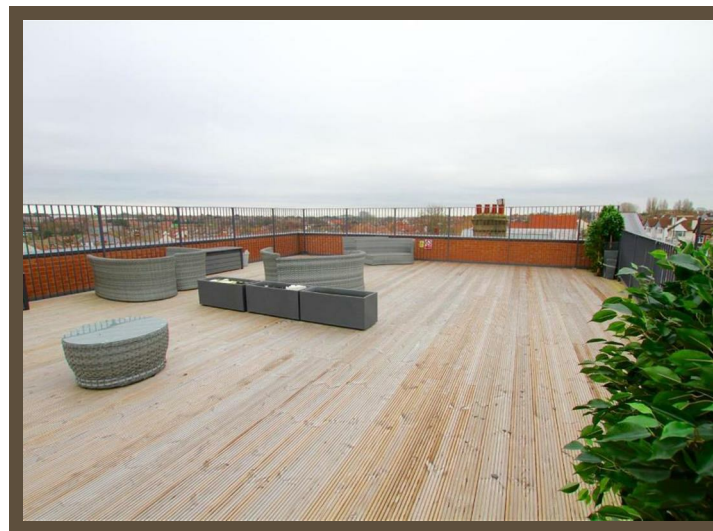
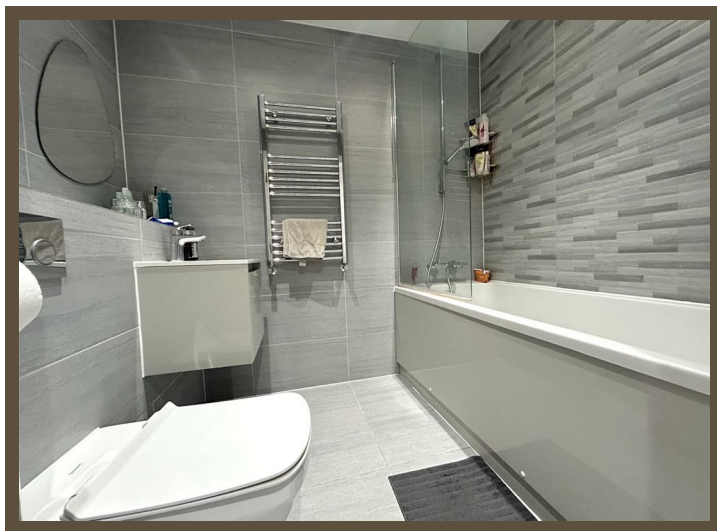
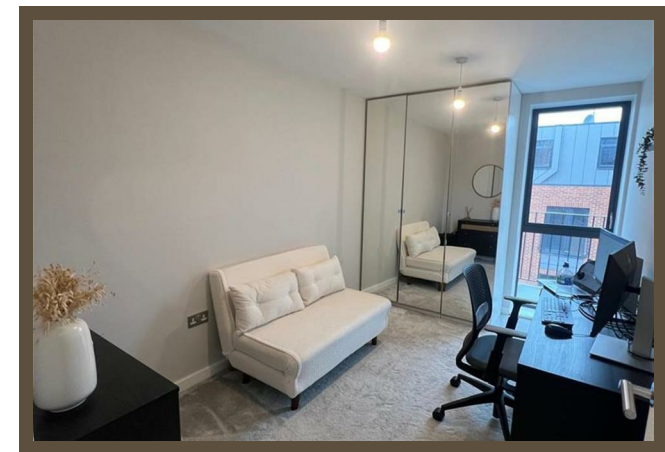
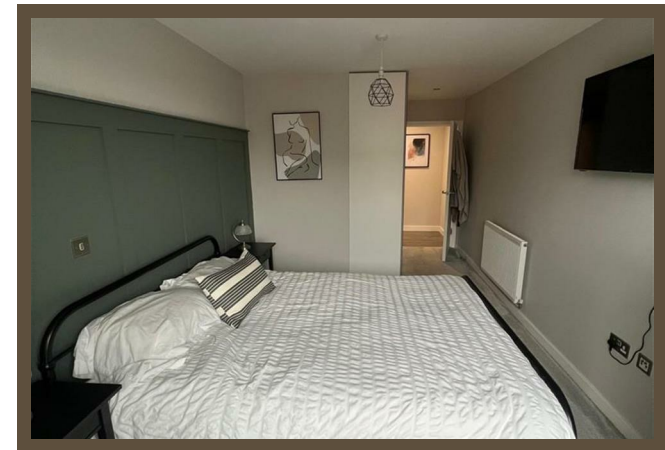
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There is also a secure allocated off street parking space, bike storage, lift service & the communal roof terrace.

Ideally situated for all amenities the property is in the heart of the Leigh on Sea shopping area with Chalkwell station & park also close to hand.

Offered with no onward chain and early internal inspection is strongly advised.





Accommodation comprises

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

Entrance hall

Open plan lounge/diner/kitchen

7.34m x 3.00m (24'1 x 9'10)

Bedroom 1

19'8 x 8'9

Bedroom 2

3.99m x 2.34m (13'1 x 7'8)

Bathroom

1.68m x 1.68m (5'6 x 5'6)

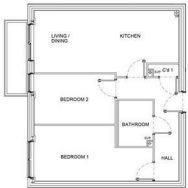
Externally



The property benefits from a secure allocated parking space approached via electric gates.  
There is also secure bin & bike stores and large communal roof terrace.

Lease details

The property comes with a long lease plus share of freehold.  
The service charge is approx. £1,200 per annum and includes maintenance & buildings insurance.

FIRST FLOOR APT 03



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	