

SCOTT &
STAPLETON

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





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*** 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

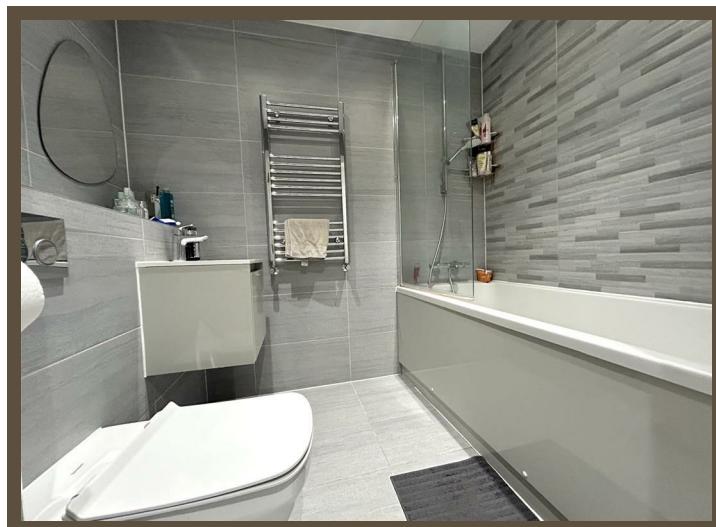
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Ideally situated for all amenities the property is in the heart of the Leigh on Sea shopping area with Chalkwell station & park also close to hand.

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.

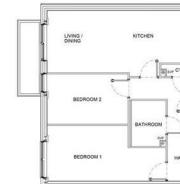
There is also secure bin & bike stores and large communal roof terrace.

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)	A		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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