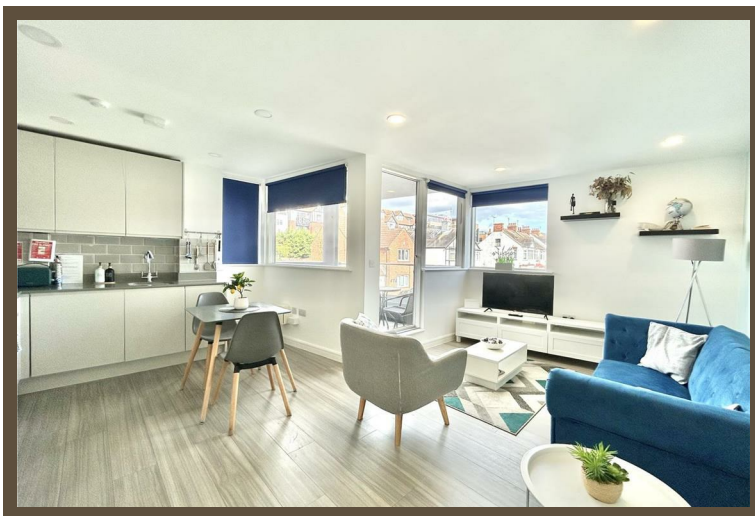


SCOTT &
STAPLETON

GRAND VIEW APARTMENTS
, SS9 1AA
Offers In Excess Of £250,000





GRAND VIEW

,SS9 1AA

£250,000

Scott & Stapleton are excited to offer for sale this super purpose built apartment situated within the heart of the bustling Leigh Broadway.

This fabulous apartment is extremely well presented and benefits from spacious well planned accommodation including a double bedroom with fitted wardrobes, luxury fitted bathroom & large open plan living/dining and kitchen with quality integrated appliances.

There are also the added attractions of a good size, private balcony, secure allocated parking space, lift service & a long lease.

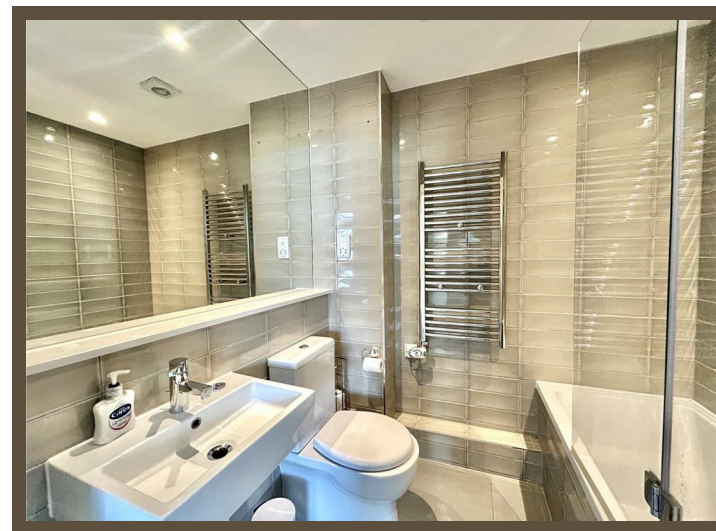
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Located within just yards of numerous bars, restaurants & local shops, Chalkwell mainline railway station is also within easy walking distance.

Offered with vacant possession & no onward chain this would be a great first time purchase, lock up & leave or downsizing option. An early internal inspection is strongly advised.



Accommodation comprises

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

Entrance hall

Amtico style flooring, intercom, large fitted storage cupboard, ceiling spotlights. Doors to all rooms.

Open plan lounge/diner/kitchen

5.61m x 4.88m max (18'5 x 16'0 max)

Large L shape room with bright & airy feel. An abundance of double glazed windows to rear & side, double glazed door on to balcony. Amtico style flooring, underfloor heating, ceiling spotlights.

Balcony

Good size balcony with room for table & chairs.

Kitchen area

Modern grey units to base & eye level. Quality integrated appliances including electric oven, separate electric hob, extractor fan, fridge/freezer, washing machine & dishwasher. Quartz worktops with inset stainless steel sink unit with mixer tap, tiled splashbacks.

Bedroom

3.40m x 2.97m (11'2 x 9'9)

Double glazed window to side. Range of mirror fronted wardrobes, underfloor heating, ceiling spotlights.

Bathroom

2 x 1.6 (6'6" x 5'2")

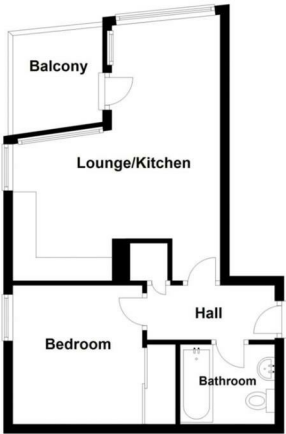
Luxury white suite comprising of panelled bath with mixer tap, separate shower over & gloass screen, low level WC & wall mounted wash hand basin with mixer tap. Fully tiled walls & floor, large fitted mirror, heated towel rail, ceiling spotlights, extractor fan.

Parking

There is a secure allocated parking space behind electric gates approached via Maple Avenue.

Lease information

Approx. 113 years remaining on the lease.
Service charge approx. £2,000 per annum.



Total area: approx. 36.9 sq. metres (397.2 sq. feet)

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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