

SCOTT &
STAPLETON

1043 LONDON ROAD
Leigh-On-Sea, SS9 3JY
£275,000





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Scott & Stapleton are delighted to offer for sale this super, rear facing, purpose built first floor apartment. Situated within a desirable development built to a high specification close to all amenities including local shops, parks, schools & mainline railway stations.

This fabulous apartment is extremely spacious with large entrance hall, 2 good size bedrooms, balcony, luxury bathroom & open plan lounge/kitchen extending to 24'5 with Juliette balcony & luxury fitted Moylans kitchen with integrated Siemens appliances.

There is also the added attraction of a superb communal roof terrace, secure allocated parking space & a



Accommodation comprises

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

Entrance hall

4.95m x 1.63m (16'3 x 5'4)

Large, welcoming entrance hall with Karndean flooring, radiator, ceiling spotlights, video intercom system, large walk in storage cupboard, power points. Doors to all rooms.

Open plan lounge/kitchen

7.44m x 3.56m max (24'5 x 11'8 max)

Bright, airy room with double glazed patio doors with Juliette balcony. Karnden flooring, radiator, ceiling spotlights, power, TV & BT points. Luxury Moylans fitted kitchen with integrates Siemens appliances including electric oven, induction hob, extractor fan, dishwasher, washing machine & fridge freezer. Quartz fitted worktops incorporating one & a quarter bowl sink unit with mixer tap. Wall mounted Potterton boiler (not tested) in cupboard.

Master bedroom

5.69m x 2.64m reducing to 1.68m (18'8 x 8'8 reducing to 5'6)

Double glazed French doors with Juliette balcony. Radiator, power points, TV & BT points.

Bedroom 2

3.43m x 2.51m (11'3 x 8'3)

Full height double glazed window. Radiator, power points.

Bathroom

2.31m x 1.96m (7'7 x 6'5)

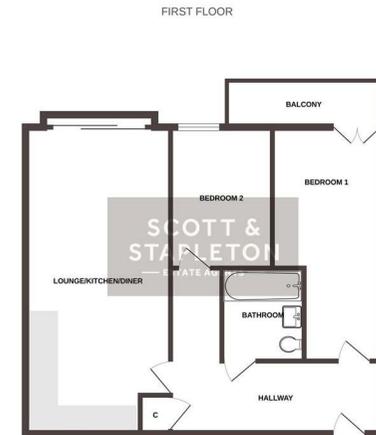
Luxury white suite comprising of panelled bath with mixer tap & shower attachment & glass screen, wall mounted wash hand basin with mixer tap plus low level WC with concealed cistern. Fully tiled walls & floor, heated towel rail, shaver point, ceiling spotlights & extractor fan.

Externally

The property has the additional benefit of secure allocated off street parking for 1 car plus bins & bike storage. There is also the added attraction of a fabulous top floor decked communal roof garden.

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.



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		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	