

SCOTT &
STAPLETON

LEIGH HALL ROAD
Leigh-On-Sea, SS9 1RL
£325,000





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Scott & Stapleton are delighted to offer for sale this bright & airy first floor apartment situated just yards from the ever popular Leigh Broadway.

This super property benefits from 2 good size bedrooms, the master having luxury fitted wardrobes, a large lounge/diner with impressive bay window, modern fitted kitchen, 4 piece bathroom plus further WC & the added bonus of a west facing balcony.

Within just a few minutes walk from Leigh Broadway's abundance of boutique shops, bars & restaurants with Leigh station, Old Town and seafront also within a short walk.

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With the benefit of a share of freehold & having no annual service charges this is a great opportunity for a first time buyer or as a downsizing option. A fabulous first floor apartment in excellent condition and in a highly desirable location, an early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall with personal door & stairs leading to first floor landing.

First floor landing

3.4 x 1.8 (11'1" x 5'10")

Obscure UPVC double glazed door to rear leading to balcony. Radiator, coved ceiling. Panelled doors to all rooms.

Lounge/diner

5.4 max x 4.8 (17'8" max x 15'8")

Lovely, bright room with large UPVC double glazed bay window to front with further UPVC double glazed window also to front. Two double radiators. Open archway in to kitchen.

Kitchen

3.4 x 1.9 (11'1" x 6'2")

UPVC double glazed window to rear. Galley style kitchen with modern base & eye level units to 2 walls with matching drawer pack & full height wine rack. Integrated electric oven, separate 5 ring gas hob & extractor fan, housing for fridge/freezer, space for washing machine. Roll edge worktop with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, recently fitted Ideal boiler in matching cupboard, tiled floor, coved ceiling with ceiling spotlights.

Bedroom 1

3.7 x 3.4 (12'1" x 11'1")

UPVC double glazed window to front. Luxury range of full height fitted wardrobes with matching dressing table, dado rail, radiator.

Bedroom 2

3.6 x 2.4 (11'9" x 7'10")

UPVC double glazed window to rear. Radiator

Bathroom

3.3 x 1.4 (10'9" x 4'7")

Obscure UPVC double glazed window to rear. Luxury white suite comprising of panelled bath with mixer tap, separate double shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls, & floor, radiator plus heated towel rail. Coved ceiling with ceiling spotlights.

WC

1.4 x 0.8 (4'7" x 2'7")

Obscure UPVC double glazed window to rear. Low level WC, wall mounted wash basin with mixer tap, Half tiled walls, coved ceiling with ceiling spotlights.

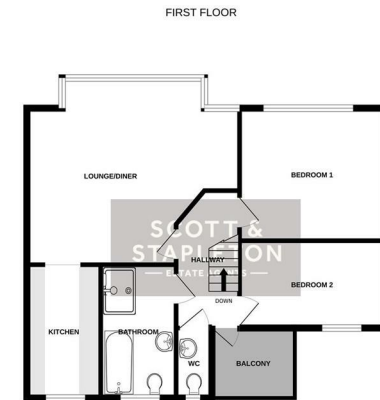
Balcony

2.6 x 1.3 (8'6" x 4'3")

Sunny, west facing balcony with decked flooring & timber balustrade.

Lease details

The property benefits from a share of freehold so there are no annual ground rent charges. No annual service charge, any maintenance required is split with the ground floor property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		95	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC