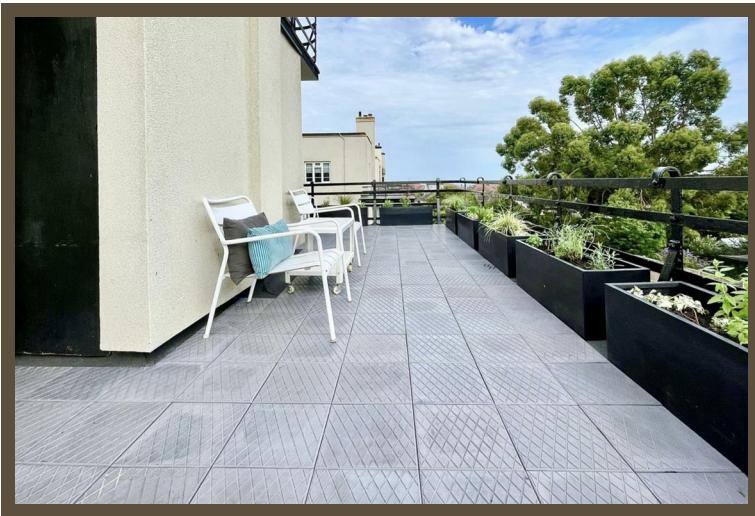


SCOTT &
STAPLETON

LEIGH HEATH COURT
Leigh-On-Sea, SS9 2QP
£265,000





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***** BUY NOW & BE IN FOR SUMMER ***** Scott & Stapleton are delighted to offer for sale this super purpose built apartment in a sought after 'art deco' development which benefits from a stunning south facing roof terrace with views over the Marine Estate towards the Thames estuary.

This fabulous apartment is extremely well presented with 2 double bedrooms, modern fitted bathroom, luxury fitted kitchen & double aspect lounge with french doors on to roof terrace 24' x 10'8. Please note there is no lift access in this block,

Situated on the borders of the ever popular Marine Estate with all local amenities close to hand.

Offered with vacant possession & no onward chain this would make an ideal first time purchase, downsizing option or long term buy to let investment. An early internal inspection is strongly advised.

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Accommodation comprises

Communal entrance door with access to communal entrance hall. Stairs to second floor. Personal entrance door leading to entrance hall.

Entrance hall

Large storage area with space for washing machine & cloaks area. Radiator, ceiling spotlights. Doors to all rooms.

Lounge

3.81m x 3.58m (12'6 x 11'9)

Bright dual aspect room with large UPVC double glazed window to side & UPVC double glazed french doors to roof terrace. Feature cast iron victorian fireplace with granite hearth, stripped wood flooring, double radiator, coved ceiling.

Roof terrace

7.32m x 3.25m (24' x 10'8)

Fabulous area ideal for al fresco dining or sun bathing. South facing with far reaching views over the Marine Estate towards the Thames estuary. Tiled floor, wrought iron metal railings, 2 large storage cupboards.

Kitchen

2.87m x 2.84m (9'5 x 9'4)

Large UPVC double glazed window to side, Luxury range of base & eye level Shaker style units with integrated electric oven, separate gas hob & extractor fan. Space for fridge/freezer. Wooden worktops with inset Butler sink with mixer tap, tiled splashbacks, wood flooring, radiator.

Bedroom 1

3.73m x 3.10m (12'3 x 10'2)

Dual aspect room with large UPVC double glazed window to side plus UPVC double glazed french doors to rear on to roof terrace. Fitted storage cupboard, radiator, coved ceiling.

Bedroom 2

3.73m x 2.44m (12'3 x 8')

UPVC double glazed bay window to side. Radiator, coved ceiling.

Bathroom

2.90m x 2.03m (9'6 x 6'8)

Obscure UPVC double glazed window to side. White suite comprising of panelled bath with mixer tap, shower attachment & glass screen, low level WC & pedestal wash hand basin. Part tiled walls, tiled floor, heated towel rail, wall mounted Ideal combination boiler (not tested).

Lease details

The vendor informs us of the following:

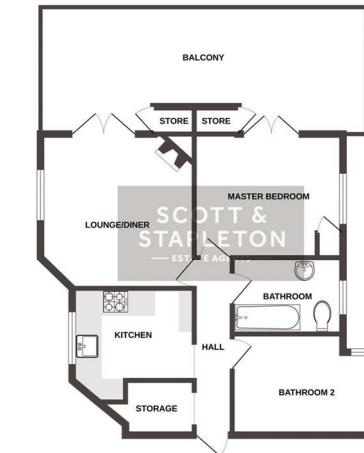
Original lease term : 199 years from 25 March 1975

Therefore = 149 Years remaining

Service charge: approx £550 every 6 months

Buildings Insurance: approx £800 per annum

Ground Rent: £10 per annum



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