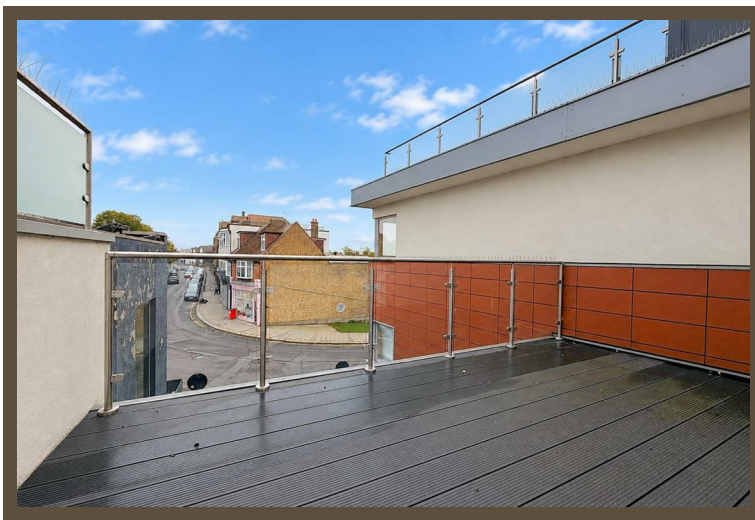


SCOTT &
STAPLETON

ST CLEMENTS GATE
Leigh-On-Sea, SS9 1PJ
£550,000





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£550,000

LEIGH-ON-SEA, SS9 1PJ

Scott & Stapleton are delighted to offer for sale this brand new purpose built second floor apartment which is within a landmark development in the heart of Leigh Broadway.

This particular apartment is of a great size and benefits from a larger than average balcony with views towards Leigh Road, spacious open plan living space 28'6" x 12'1" with luxury fitted kitchen and integrated appliances, 2 double bedrooms both with luxury fitted wardrobes &

modern fitted bathroom.

There is also a secure off street parking space, lift service & share of freehold.

Ideally situated for all amenities the boutique shops, bars & restaurants and all on the doorstep with the railway stations, seafront & Old Town all also in walking distance.

A great opportunity to purchase a brand new apartment in the heart of Leigh. An early internal inspection is advised.



Accommodation comprises

Communal entrance with stairs & lift to all floor. Personal entrance door leading to:

Entrance hall

7.1 x 1.2 max (23'3" x 3'11" max)

2 large built in storage cupboards, radiator, video intercom system, thermostat. Doors to all rooms.

Open plan lounge/diner/kitchen

8.69m x 3.68m (28'6" x 12'1")

Kitchen area

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

Double glazed window to rear. Luxury range of base & eye level units with deep drawer pack. Integrated appliances including electric oven, separate electric hob, extractor fan, fridge/freezer, washing machine & dishwasher. Worktops with matching upstand, inset sink unit with mixer tap & drainer, Amtico style flooring, radiator, ceiling spotlights. Open plan to lounge/dining area.

Lounge/dining area

5.2 x 3.4 (17'0" x 11'1")

Double glazed windows to front, fully double glazed door to front on balcony. Radiator.

Balcony

5.2 x 2.5 (17'0" x 8'2")

Great size outside space with glass & stainless steel balustrade and views over Leigh Road. Large built in storage cupboard.

Bedroom 1

3.9 x 3.8 max (12'9" x 12'5" max)

Double glazed window to rear. Range of luxury fitted wardrobes, radiator.

Bedroom 2

3.8 x 3.7 (12'5" x 12'1")

Double glazed window to rear. Range of luxury fitted wardrobes, radiator.

Bathroom

2.1 x 2.1 (6'10" x 6'10")

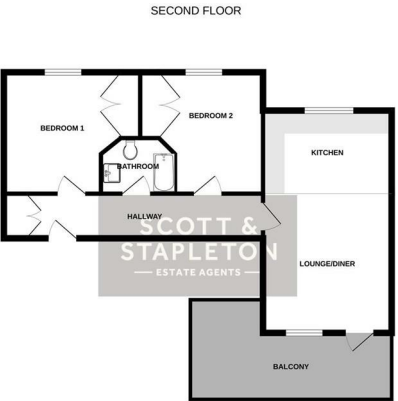
Luxury white suite comprising of large panelled bath with glass screen, mixer tap & shower over, low level WC with concealed cistern & wash hand basin in vanity unit with mixer tap & cupboards below. Part tiled walls, Amtico style flooring, heated towel rail, fitted mirror, ceiling spotlights, extractor fan.

Externally

The property benefits from a secure allocated off street parking space approached via Leighton Avenue. There is also bin & bike storage.

Lease details

The property benefits from a share of freehold. Expected service charge to be in the region of £2,000 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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