

SCOTT &
STAPLETON

LEIGH HEATH COURT
Leigh on Sea, SS9 2QP
£240,000





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Scott & Stapleton are delighted to offer for sale this extremely spacious ground floor purpose built apartment situated within a sought after Art Deco development in a sought after location.

This super property has 3 double bedrooms, good size lounge, modern fitted kitchen & bathroom plus access to a south backing rear garden and fabulous communal roof terrace.

Located in a desirable location the apartment is in walking distance of Leigh mainline railway station, local shops & parks and all other amenities whilst also being within the popular West Leigh Schools catchment area.

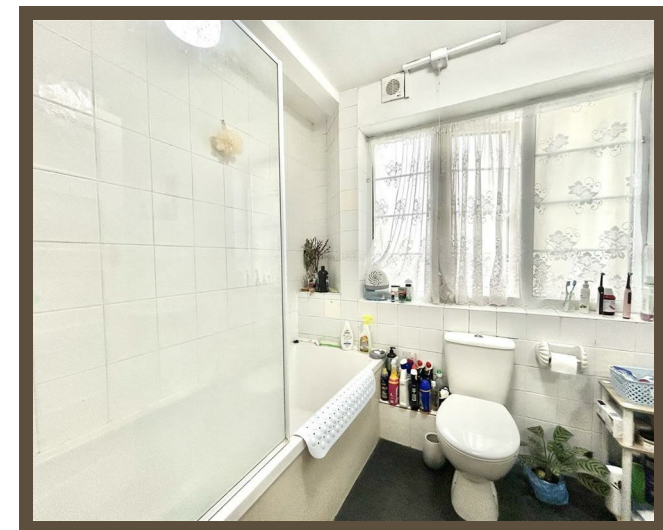
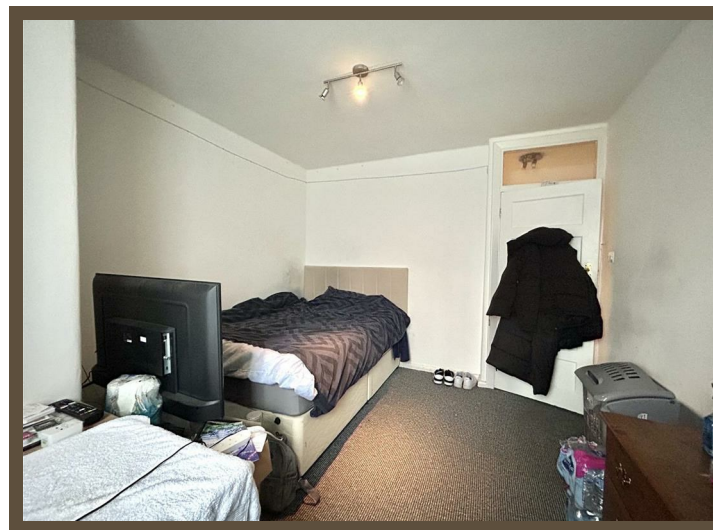
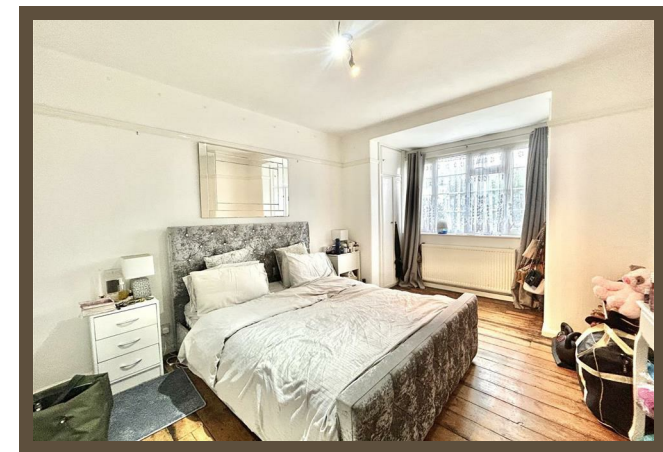
Offered with no onward chain this would be an ideal first time purchase, downsizing option or long term buy to let investment. An early internal inspection is strongly advised.

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Accommodation comprises.

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

Entrance hall

7.52m x 0.84m increasing to 1.60m (24'8 x 2'9 increasing to 5'3)

Laminate flooring, fitted storage cupboards, radiator. Panelled doors to all rooms.

Lounge

4.34m x 3.91m (14'3 x 12'10)

UPVC double glazed window to rear, UPVC double glazed door to rear on to garden. Laminate flooring, picture rail, radiator.

Kitchen

2.82m x 2.06m (9'3 x 6'9)

UPVC double glazed window to rear. Range of base & eye level units with matching drawer pack, integrated electric oven, separate gas hob & extractor fan. Spaces for washing machine & fridge. Roll edge worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, half tiled walls, radiator.

Bedroom 1

4.47m x 3.51m (14'8 x 11'6)

UPVC double glazed bay window to front. Stripped wood flooring, fitted cupboards & wardrobes, picture rail, radiator.

Bedroom 2

3.94m x 3.15m (12'11 x 10'4)

UPVC double glazed bay window to front. Radiator.

Bedroom 3/dining room

3.45m x 2.74m (11'4 x 9')

UPVC double glazed window to rear. Laminate flooring, picture rail, radiator. Internal doors to lounge.

Bathroom

3.07m x 1.96m (10'1 x 6'5)

Obscure UPVC double glazed window to front. White suite comprising of panelled bath with shower over & glass screen, low level WC & pedestal wash hand basin. Part tiled walls, radiator, extractor fan.

Garden

Direct access to south facing garden with mature shrubs & lawn.

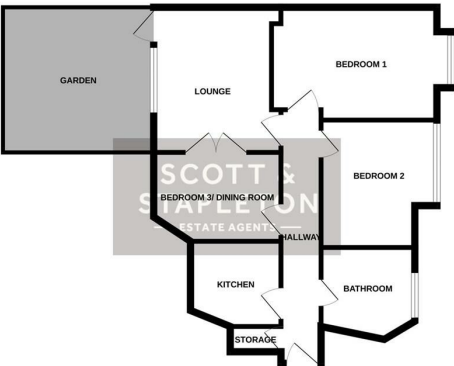
Roof garden

Communal roof terrace with far reaching views over the Marine Estate towards the Thames estuary.

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 £771 every 6 months
Buildings Insurance: approx £1121 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		
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(81-91) B		
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