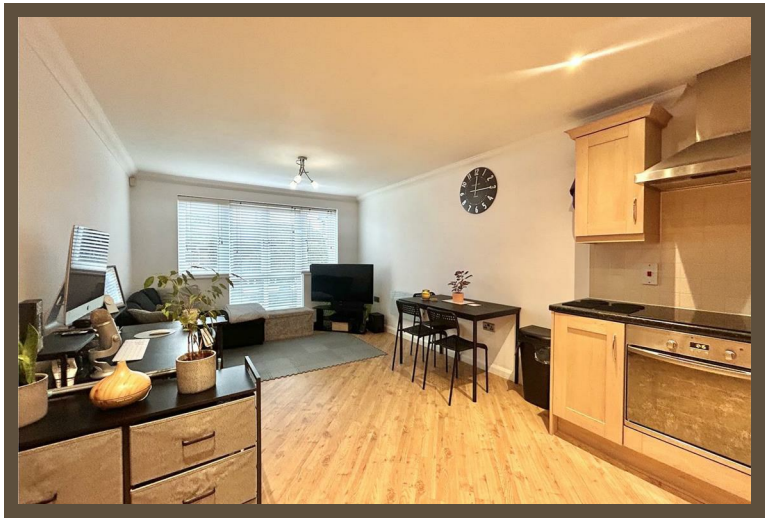
SCOTT &
STAPLETON

BRUSHES WARREN
Leigh on Sea, SS9 2SP
Guide Price £250,000





BRUSHES WARREN £250,000

LEIGH ON SEA, SS9 2SP

***** GUIDE PRICE £250,000-£275,000 *****

Scott & Stapleton are privileged to offer for sale this attractive two-bedroom apartment offering comfortable and spacious accommodation, situated in a convenient and well-connected location in Leigh-on-Sea, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

The property comprises two well-proportioned bedrooms, two bathrooms, including an en-suite, and a welcoming open-plan living and dining area, providing an excellent space for both relaxing and entertaining.

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The fitted kitchen offers ample cupboard and worktop space, while the bedrooms provide comfortable accommodation. The property is presented in neutral décor throughout, offering a light and welcoming feel.

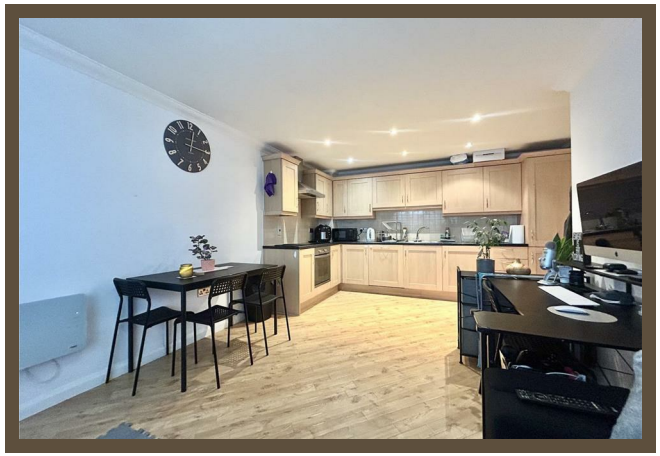
Externally, the property benefits from one allocated parking space.

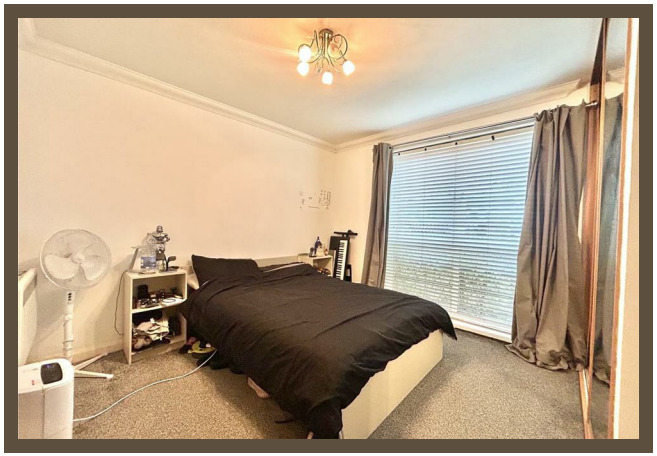
Ideally positioned close to a range of local amenities, shops, restaurants and transport links, the apartment is perfectly placed for enjoying everything Leigh-on-Sea has to offer.

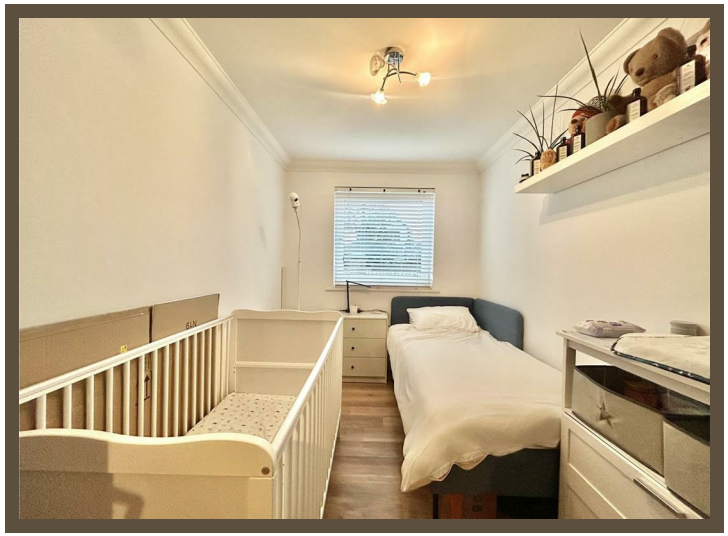
An excellent opportunity to acquire a conveniently located two-bedroom apartment with two bathrooms and allocated parking. Offered with NO ONWARD CHAIN an early viewing is highly recommended.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.













Accommodation is approached via
Communal entrance door. Hallway leading to own front door.

Hallway
2.98 x 1.84 (9'9" x 6'0")
Own front door. Karndean Flooring. Electric radiator. Doors to all rooms. Hallway cupboard with water heater. Smooth painted ceiling.

Open Plan Living Room/Kitchen
6.02m x 4.04m reducing to 3.30m (19'9" x 13'3" reducing to 10'9")
UPVC window & doors to front elevation. Wooden flooring. Electric radiator. Range of low and eye level units with integrated oven, fridge/freezer, washing machine & dishwasher. Rolled edge worktop with electric hob, sink & mixer tap. Smooth painted ceiling. Spotlights.

Master Bedroom
3.51m x 3.18m (11'6" x 10'5")
UPVC sliding doors to front elevation. Carpet. Electric radiator. Smooth painted ceiling. Pendant light.

Ensuite Shower Room
2.05 x 1.05 (6'8" x 3'5")
Tiled floor. Fully tiled walls. Three piece suite comprising shower unit, pedestal basin and low level WC. Electric radiator. Smooth painted ceiling. Spotlights.

Bedroom Two
3.71m x 2.21m (12'2" x 7'3")
UPVC window to front elevation. Karndean flooring. Electric radiator. Smooth painted ceiling. Pendant light.

Bathroom
2.19 x 1.84 (7'2" x 6'0")
Tiled floor. Fully tiled walls. Three piece suite comprising bath with shower over, pedestal basin and low level WC. Electric radiator. Smooth painted ceiling. Spotlights.

N.B
The vendor informs us:
Allocated parking space for one car
Approx 108 years remaining on the lease, £125 PA Ground rent & £1,600 PA Service charge

GROUND FLOOR 55.82 sq. m.
(600.87 sq. ft.)





