



Grand Parade, Leigh-On-Sea
£350,000

home.

5 St James Court

Grand Parade

Leigh-On-Sea
SS9 1FN



- Superbly Maintained Two Bedroom First Floor Apartment
- No Onward Chain
- Prime Seafront Location With Stunning Estuary Views
- South Facing Open Plan Lounge & Kitchen Area With Balcony
- Two Double Bedrooms Both With Their Own Separate Balconies
- Two Bathrooms
- Secure Underground Parking & Communal Gardens
- Perfectly Positioned For Beach & Mainline Railway Station
- Short Stroll To Leigh Broadway

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are delighted to offer for sale this superbly maintained two bedroom first floor apartment which is situated in a prime seafront location offering estuary views to the front, secure underground parking and the huge advantage of no onward chain.

The accommodation comprises; secure communal areas with stairs and lifts to all floors, a spacious main entrance hall, a wonderful south facing open plan lounge & kitchen area with access to a balcony with estuary views, two great size double bedrooms both with bespoke fitted wardrobes and their own separate balconies, two bathrooms including an en suite shower room to the master plus a

further newly fitted bathroom suite.

Externally the property offers access to well maintained communal gardens and secure underground parking for one vehicles with additional storage.



Located on Grand Parade in the heart of Leigh on Sea, this fabulous apartment is perfectly positioned to take full advantage of the beach and mainline railway station giving direct access into London Fenchurch Street. Leigh Broadway is also within a short stroll with its array of shops, bars, restaurants and cool boutiques.



Accommodation Comprises:

The property is approached via secure video entry phone system into well maintained communal areas with lifts and stairs leading to all floors with further private door into:

Entrance Hall

16'1 max x 8'1

A great size entrance hall which is carpeted, built in storage cupboard, smooth plastered ceiling, two wall light points, wall mounted electric radiator. Doors to:

Open Plan Lounge & Kitchen

16'8 x 15'2 < 11'3

A great size south facing open plan living space with double glazed French doors to front aspect giving access to a south facing balcony with estuary views, carpeted and part tiled kitchen area, smooth plastered ceiling with inset spot lighting, additional double glazed window to side. The kitchen area is fitted to include a stainless steel single drainer one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, integrated oven and microwave above, integrated hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher and fridge with separate freezer, two wall mounted electric heaters.

Bedroom One

18'1 x 10'3

A great size master bedroom with double glazed French doors to rear giving access to the balcony, carpeted, extensive range of bespoke fitted floor to ceiling mirror fronted wardrobes with ample hanging and storage space, smooth plastered ceiling, wall mounted electric heater. Door to:

En-Suite Shower Room

6'1 x 5'1

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Bedroom Two

11'4 x 9'6

A great bedroom with double glazed French doors to rear giving access to the balcony, carpeted, extensive range of bespoke fitted floor to ceiling mirror fronted wardrobes with ample hanging and storage space, smooth plastered ceiling, wall mounted electric heater.

Bathroom

8'3 x 5'9

Newly fitted modern white suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap, smooth plastered ceiling, tiled flooring, fully tiled to surrounding walls, heated towel rail.

Externally

Parking

There is secure allocated, underground parking for one vehicle. There is also a storage locker located within the parking area.

Communal Gardens

The property benefits from communal gardens located to the rear of the property.

Lease Information

Share Of Freehold

Lease: 107 years remaining

Ground Rent: £0

Service Charge: £2,364 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

Agents Note

The vendor has advised that re-decoration to communal areas is soon to commence.
(Amount to be confirmed).





Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: C
Tenure: Leasehold - Share of Freehold
Council Tax Band: D

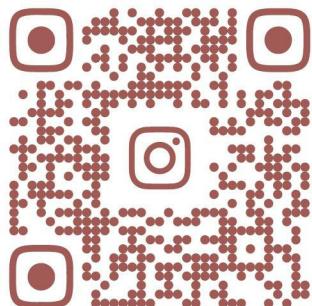
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