

Broadway West, Leigh-On-Sea

£265,000

home.

St. Clements Court
Broadway West
Leigh-On-Sea
SS9 2BP

1 1 1

- Super Cool One Bedroom Fourth Floor Apartment
- Spacious Lounge With Estuary Views
- Modern Fitted kitchen & Luxury Fitted Bathroom
- Delightful Estuary Views
- Access To Communal Gardens
- Permit Parking Is Available Within The Grounds
- Perfectly Positioned To Take Full Advantage Of The Bustling Broadway
- Within Walking Distance Of The Old Town & Leigh Mainline Station



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 very excited to offer for sale this super cool one bedroom fourth floor apartment, situated in one of Leigh on Seas most sought after and Iconic buildings in the heart of Leigh On Sea and which benefits from delightful views towards the estuary.

The accommodation comprises; entrance hall, a spacious lounge with estuary views, a separate modern fitted kitchen, luxury fitted bathroom and a bedroom with fitted wardrobes.

Externally the property offers access to communal gardens and permit parking is available within the grounds.

Located on Broadway West in the heart of Leigh on Sea, this beautifully appointed apartment is perfectly positioned to take full advantage of the bustling Broadway with all its shops, bars, restaurants and boutiques. The old town and Leigh railway station is also within walking distance offering direct access into London Fenchurch Street.



Accommodation Comprises

Entrance
The property is approached via secure entry phone system into a well maintained communal areas with two lifts and stairs leading to all floors with further private entrance doors leading:-

Entrance Hall
11'3 x 5'3

Smooth plastered ceiling, picture rail, carpet, 3 built-in storage cupboards one housing appliance space & plumbing for washing machine, caste iron radiator. Doors to:

Lounge
15'5 x 12'2

Double glazed bay window to side aspect with estuary views, carpet, smooth plastered ceiling with central ceiling rose, cast iron effect radiator, doorway to kitchen, glazed sliding door to bedroom.

Kitchen
7'8 x 5'11
Double glazed window to side aspect with estuary views, modern fitted kitchen comprises, stainless steel single drainer sink unit with mixer tap inset to a range of square worksurfaces with cupboards and drawers beneath, built oven/microwave combi with matching two ring electric hob with extractor above, integrated dishwasher, integrated under counter fridge, tiled flooring, smooth plastered ceiling.

Bedroom
Carpeted, smooth plastered ceiling with central ceiling rose, picture rail, fitted wardrobe.

Bathroom
7'9 x 7'5
Obscure window to kitchen, modern three piece suite comprising, panel bath with mixer tap and shower attachment with additional rainfall shower head, wash hand basin with mixer tap and vanity drawers beneath, low level w.c, half tiled surrounding walls, tiled flooring, smooth plastered ceiling with inset spot lighting, built-in storage cupboard.

Externally
The property has access to communal gardens & there is also an additional storage unit located in the basement.

Lease Information
Lease: 166 years remaining
Ground Rent: £0
Service Charge: £2,277 Per Annum (including heating, water and buildings insurance)
Building Emergency Reserve Fund: £517.56 Per Annum

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







FOURTH FLOOR



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Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

£265,000

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