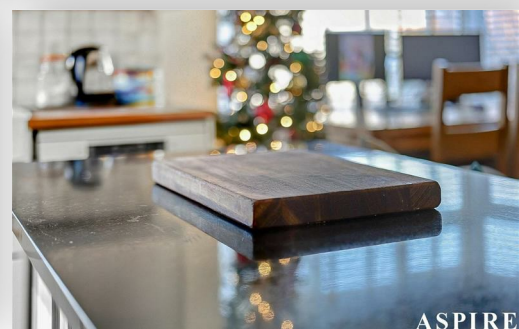


**To arrange a viewing contact us  
today on 01268 777400**



## Glendale Gardens, Leigh-On-Sea Guide price £300,000

£300,000 – £325,000 | SHARE OF FREEHOLD | NO ONWARD CHAIN

Positioned just moments from the bustling Leigh Broadway and within easy reach of excellent travel connections into central London, this impressive three-bedroom maisonette offers spacious accommodation arranged over two well-planned floors.

Accessed via its own private entrance, the property opens to a bright staircase leading to a generous first-floor living space. Here you'll find a beautifully presented bay-fronted lounge and kitchen area — an inviting setting for everyday living and entertaining. This level also features a standout 12ft family bathroom, complete with distinctive circular stained-glass windows, along with a superb 13ft double bedroom and a practical utility area.

The top floor provides two further well-proportioned rooms, offering great flexibility for additional bedrooms, guest accommodation, or a dedicated home office.

Well maintained throughout and packed with character, this attractive maisonette combines space, style, and a prime central Leigh location. With no onward chain and a share of the freehold, it represents an excellent opportunity for both homeowners and investors.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **Private Entrance**

## **Stairs To First Floor**

## **Open Plan Lounge/ Kitchen**

18'2" x 15'3" 12'11" (5.56 x 4.67 3.96)

## **Principle Bedroom**

13'3" x 11'3" ( 4.04 x 3.45)

## **Utility Area**

5'1" x 4'1" (1.55 x 1.27)

## **Grand Family Bathroom**

12'0" x 6'5" (3.68 x 1.96)

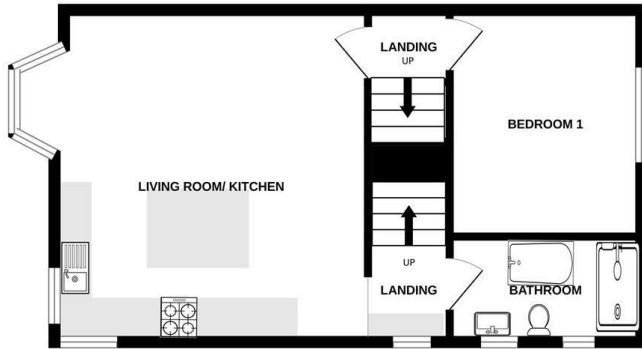
## **Bedroom**

10'5" x 7'8" (3.20 x 2.36)

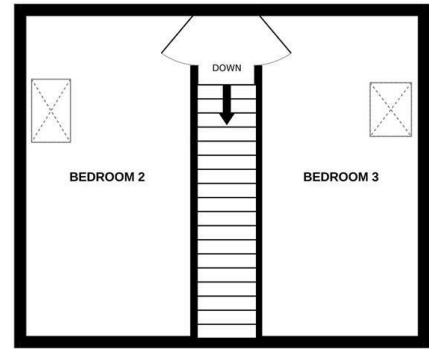
## **Bedroom**

10'5" x 7'8" (3.20 x 2.36)

GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



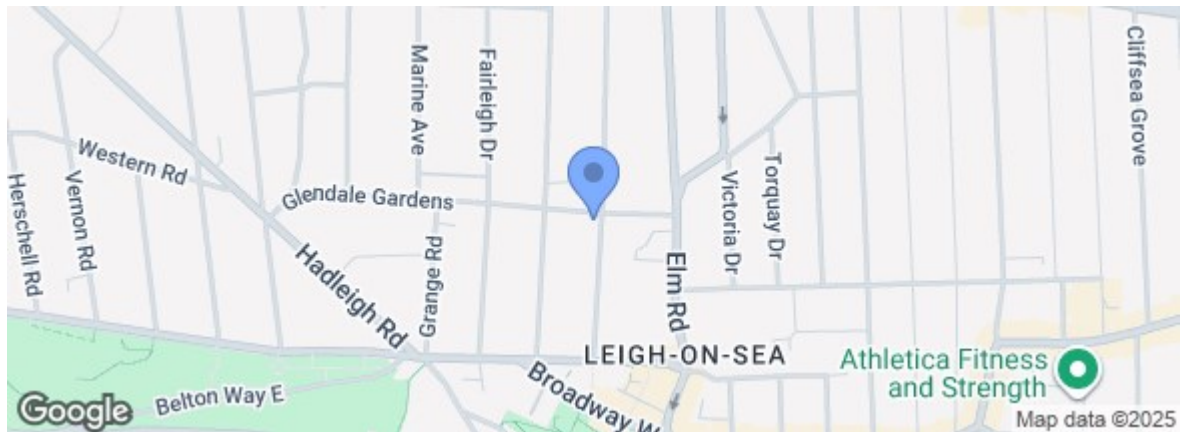
1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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 <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |



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