



FOR SALE

Glen Road, Leigh-On-Sea SS9 1EU

Asking Price £200,000 Leasehold Council Tax Band - B

1  1  1  516.67 sq ft

- One Bedroom Flat In Sought After Location
- Spacious Lounge With Bay Window
- Kitchen With Base And Wall Units
- Direct Garden Access From The Kitchen
- Three Piece Suite Bathroom
- Fenced Rear Garden Separating Neighbouring Outside Space
- Double Glazing Throughout
- Excellent Opportunity To Modernise And Personalise
- Short Walk to Chalkwell Station
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

****IN NEED OF MODERNISATION**GREAT PROJECT IN A GREAT LOCATION****

Glen Road is in a great location with only a short walk to Chalkwell Station, Seafront and Leigh Broadway.

This property is perfect for an Investor/Builder or someone that wants to get their teeth into a project.

86 Years remaining on the lease.

Being offered with no onward chain.

Call us for a viewing.

Measurements

Lounge

4.56m x 3.66m (14'11" x 12'0")

Kitchen

5.72m x 3.27m (18'9" x 10'8")

Bedroom

3.05m x 3.63m (10'0" x 11'10")

Bathroom

1.90m x 2.29m (6'2" x 7'6")

Interior

Internally, we would advise that this property is in need of refurbishment. There is a lounge to the front with double glazed bay window, one double bedroom, kitchen/diner and bathroom to the rear of the property.

Exterior

To the rear, the property benefits from its own garden area.

Location

The property is located only a short walk from Chalkwell station, Leigh Broadway, seafront and Leigh road.

Tenure

Leasehold

Years remaining: 86

Annual ground rent: £75

Annual service charge: Approximately £300

Freehold company is - Freehold Managers PLC

Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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