



FOR SALE

Scott House, Scott House, London Road, Leigh-On-Sea SS9 2SH

£215,000 Leasehold

- First Floor Apartment
- Two Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Three Piece Bathroom
- South Facing Balcony
- Allocated Parking Space
- Passenger Lift
- Video Intercom System
- Communal Garden

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

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Description

VIDEO TOUR AVAILABLE !

Two bedroom first floor apartment in a great Leigh location, ideal for local amenities and travel. Offered with no onward chain, south facing balcony and allocated parking to rear. This pleasant building has communal gardens to rear, secure entry phone system, communal

laundry room and passenger lift & stairs. The property consists of a lounge to front with balcony, modern fitted kitchen, two bedrooms and three piece bathroom. Just a short walk to Leigh Broadway and Leigh on sea mainline station.

Entrance

Pleasant communal entrance with secure entry phone system into hallway with lift and stairs to all floors. Front door into property.

Hallway

Hallway with fitted carpet, radiator, light fixture, intercom system, meter cupboard and doors to all rooms.

Lounge

15'1 x 12'4 (4.60m x 3.76m)

Lounge to front aspect with fitted carpet, coving, skirting & dado rail, four wall light fixtures, radiator and full length sliding glass door out to south facing balcony. Open through to kitchen.

Kitchen

8'5 x 8'4 (2.57m x 2.54m)

Fitted kitchen with a range of wall & base units with rolled edge and stainless steel sink & drainer. Tiled floor, tiled splash backs, ceiling light, extractor fan and integrated oven, hob & extractor.

Bedroom 1

12'2 x 10'6 (3.71m x 3.20m)

Bedroom to front aspect with fitted carpet, south facing window, radiator, coving, skirting & dado rail, light fixture and two wall spotlights.

Bedroom 2

8'8 max x 7'2 (2.64m max x 2.18m)

Second bedroom to side aspect with fitted carpet, coving, skirting & dado rail, radiator, light fixture, wall mounted boiler and fitted storage cupboard.

Bathroom

7'5 x 7'3 (2.26m x 2.21m)

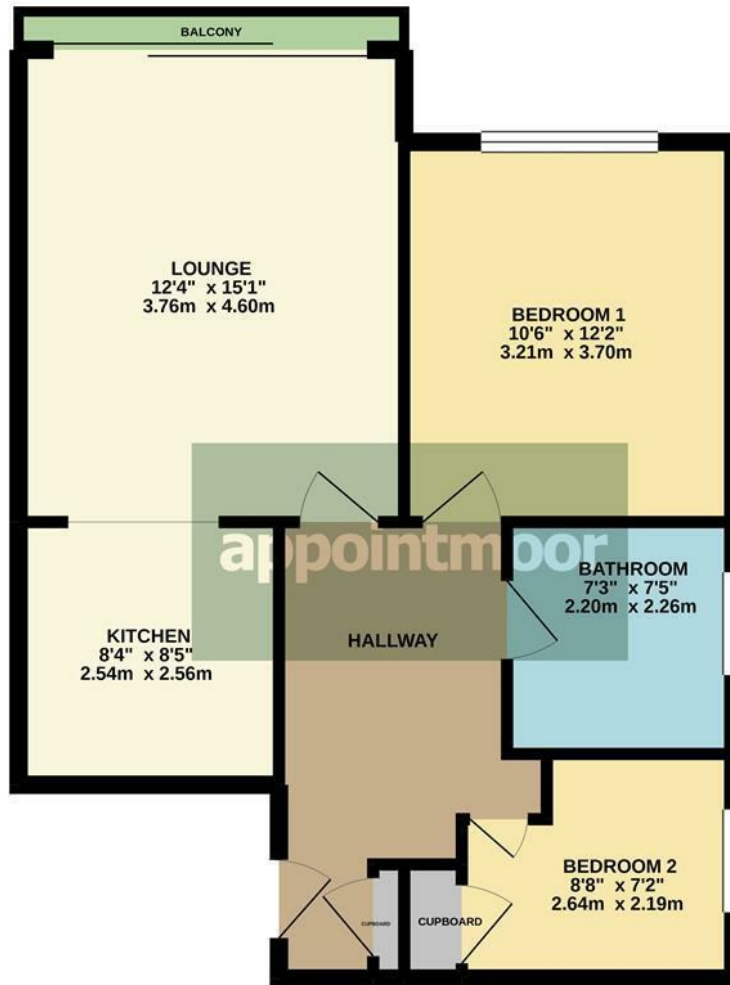
Fully tiled bathroom with window to side aspect, light fixture and radiator. Three piece white suite comprising of WC, wash hand basin and bath with overhead shower and glass screen.

Parking & Garden

Allocated parking space to rear. Access to well kept communal gardens



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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		74	76
	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		76	79
	EU Directive 2002/91/EC		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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