



# FOR SALE

**Broadway West,  
Leigh-On-Sea SS9 2BU**

**£250,000 Leasehold**

- Leigh Broadway Location
- First Floor Apartment
- Two Bedrooms
- Large Lounge
- Separate Modern Kitchen
- Communal Roof Terrace
- Double Glazed Throughout
- Walking Distance To Leigh Train Station
- Convenient for Amenities
- No Onward Chain

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

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## Description

Fantastic central Leigh location! Two bedroom first floor flat in the fashionable and highly sought-after Leigh Broadway, convenient for local shops, boutiques, bars and restaurants, just a short walk from the rail station and with good travel links, this property is ideal for commuters or investors and is offered with no onward chain. The communal entrance has stairs leading up to

the first floor with front door into hallway. Large lounge to front aspect, good size separate kitchen, two bedrooms - one with fitted storage, bathroom and separate WC. Access door from property directly out to the large communal roof terrace. All new electric heaters fitted throughout.

### Entrance

Communal entrance door with stairs up to first floor. Own front door into property.

Lease 99 Years

Service Charge - approx £58 Per Month - TBC

Ground Rent - £50 Per Year

### Hallway

Front door into hallway with fitted carpet, wall mounted electric heater, light fitting, two fitted cupboards and airing cupboard housing water tank. Doors to all rooms. Double glazed door giving access to communal roof terrace.

### Lounge

Good size lounge to front aspect with double glazed south facing window, fitted carpet, ceiling light and wall mounted electric heater.

### Kitchen

Kitchen to rear aspect with double glazed window, laminate flooring and ceiling light. Fitted wall and base units with wood work surface, subway tiled splash backs and stainless steel sink and drainer.

### Bedroom 1

Bedroom one to the front aspect has a south facing double glazed window, fitted carpet, wall mounted electric heater, two light fixtures and fitted wardrobes.

### Bedroom 2

Bedroom two to the front aspect has a south facing double glazed window, fitted carpet, wall mounted electric heater and ceiling light.

### Bathroom

Two piece bathroom suite comprising of panel bath with overhead shower and glass screen and pedestal wash hand basin. Obscure double glazed window to rear, laminate flooring and ceiling light.

### WC

Separate cloakroom with WC, laminate flooring and obscure double glazed window to side aspect.

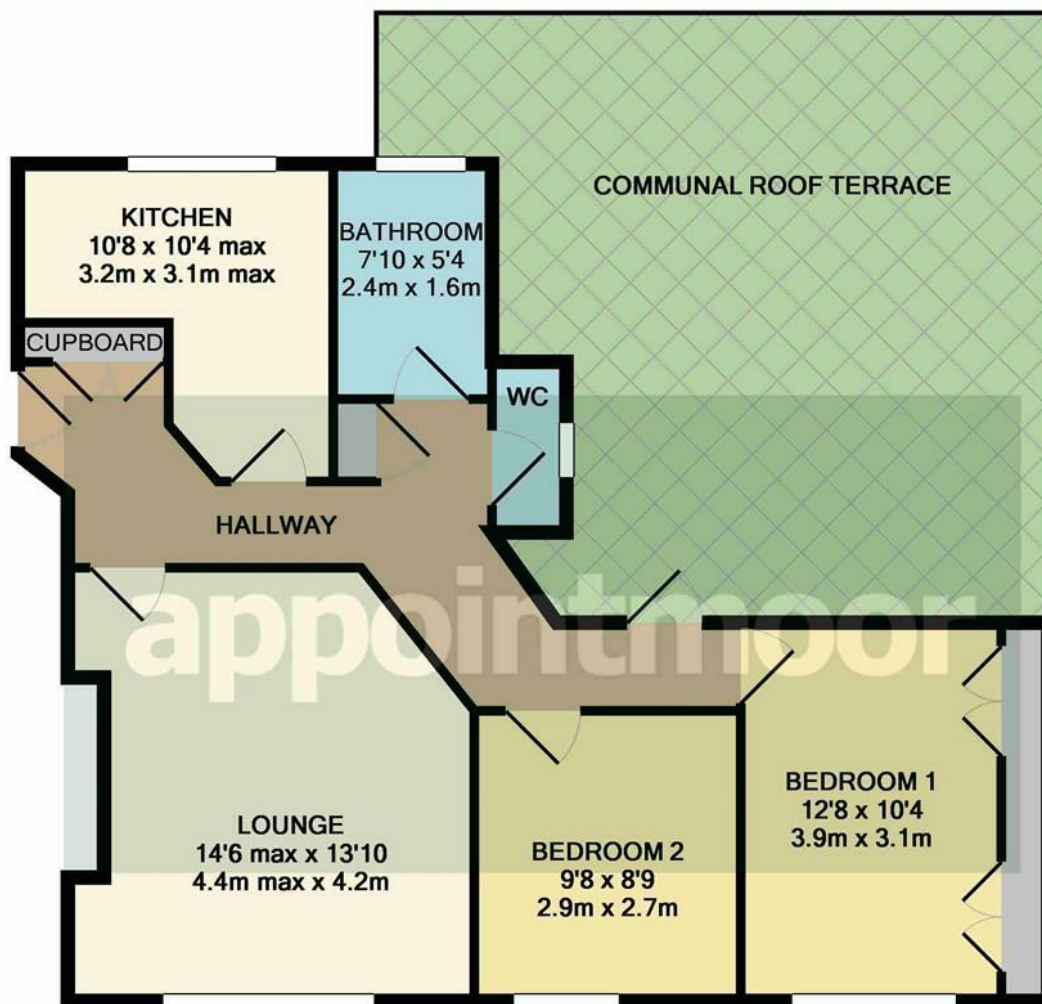
### Communal Roof Terrace

Direct access from flat and further access from communal hallway to large roof terrace.

### Tenure



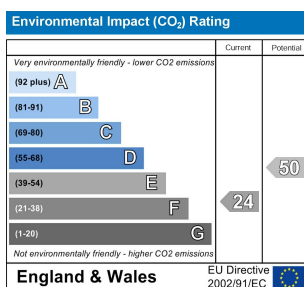
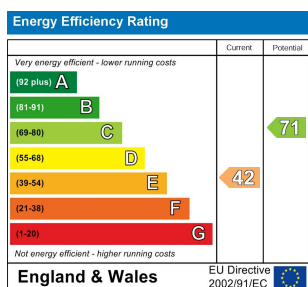




TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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