



FOR SALE

Rectory Grove, Leigh-On-Sea SS9 2HA

£260,000 Leasehold Council Tax Band - A

- Leigh Broadway Location
- First Floor Flat
- Three Double Bedrooms
- Good Size Lounge
- Fitted Kitchen With Appliances
- Modern Bathroom
- Communal Roof Terrace
- Close To Local Amenities
- Walking Distance To Rail Station
- No Onward Chain

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

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Description

Available now with NO ONWARD CHAIN this 3 double bedroom first floor apartment offers an incredible 915 sq ft of living space. Situated in central Leigh right on the Broadway with local amenities just a stones throw away and with easy access to the rail station, seafront and travel routes. Neutrally decorated throughout with three double bedrooms, a good size lounge,

modern fitted kitchen with appliances & bathroom. Direct access to communal roof terrace.

Entrance

Communal entrance with stairs up to first floor. Front door into entrance hallway with fitted carpet, three double glazed windows, two electric heaters, cupboards housing meters and water tank and doors to all rooms.

Kitchen

Spacious modern kitchen with double glazed window, vinyl floor, electric heater and door out to communal roof terrace. The fitted kitchen has a range of wall and base units with straight edge work surface, subway tiled splash backs and stainless steel sink & drainer. Integrated dishwasher, oven and hob and space for washing machine, tumble dryer and fridge freezer.

Lounge

Lounge with double glazed window, fitted carpet and electric heater.

Bedroom 1

Bedroom with double glazed window, fitted carpet and electric heater.

Bedroom 2

Bedroom with double glazed window, fitted carpet, decorative fireplace and electric heater.

Bedroom 3

Bedroom with double glazed window, fitted carpet and electric heater.

Bathroom

Modern three piece bathroom comprising of WC, pedestal wash hand basin and P shape bath with shower over and curved glass screen. Tiled walls, wooden floor, double glazed window, inset spotlights and heated towel rail.

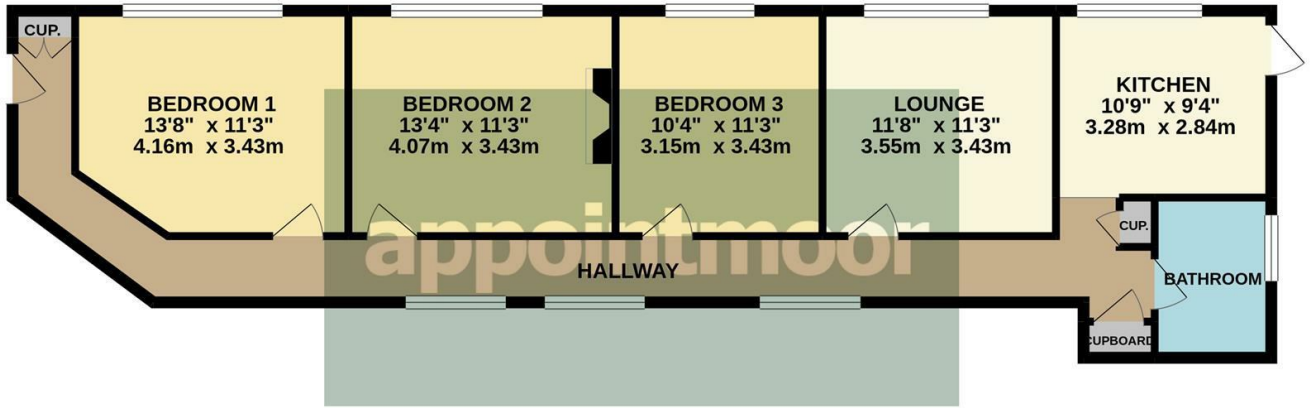
Communal Roof Terrace

Direct access to the communal roof terrace.



FIRST FLOOR

915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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 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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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