

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  
Made with Metropix



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**Call to arrange your viewing today  
01702 710555**



## Broadway West, Leigh-On-Sea Guide price £240,000

- GUIDE PRICE £240,000 - £250,000 - NO CHAIN - SITUATED ON LEIGH BROADWAY - TWO BEDROOM FIRST FLOOR APARTMENT - DIRECT ACCESS TO COMMUNAL ROOF TERRACE - LARGE LOUNGE - MODERN KITCHEN - SHORT WALK TO LEIGH STATION AND AMENITIES - CALL 01702 710 555 TO ARRANGE A VIEWING -



hand basin, half tiled walls, wood effect flooring.

W/c  
Separate w/c, tiled walls, wood effect flooring.

Bedroom One 12'8 x 10'4 (3.86m x 3.15m)  
Double glazed windows to front, wall mounted electric heater, fitted wardrobes, carpet laid to floor.

Bedroom Two 9'8 x 8'9 (2.95m x 2.67m)  
Double glazed window to front, wall mounted electric heater, carpet laid to floor.

Roof Terrace  
Direct access to communal roof terrace with ample space for table and chairs.

Agents Notes  
Advised...  
99 years remaining on lease  
Service charge approx £99 per month  
Ground rent £50 per year



### Main Features

- Fantastic location
- Double glazed windows throughout
- Being offered with no onward chain
- Approximately 99 years remaining on the lease
- Ground rent £50 per year  
Service charge approximately £58 per month

### Entrance

Via communal upvc front door with internal stairs leading to apartment situated on the first floor.

### Hallway

Door leading to internal hallway with two fitted storage cupboards, wall mounted electric heater, carpet laid to floor, doors to accommodation.

Lounge 14'6 (max) x 13'10 (4.42m (max) x 4.22m)

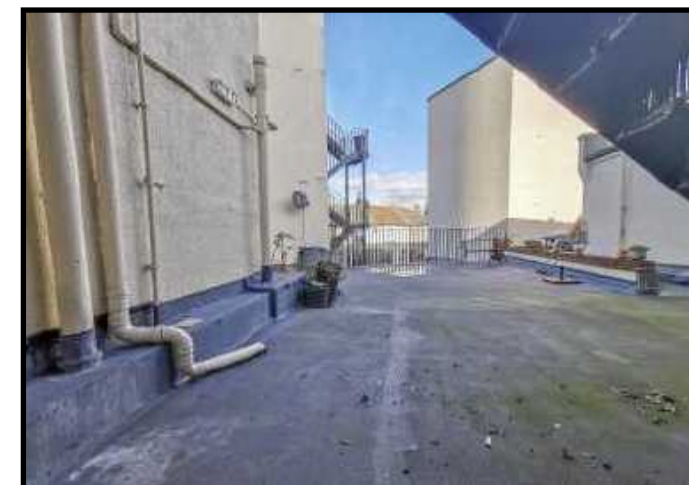
Double glazed window to south facing front, wall mounted electric heater, carpet laid to floor.

Kitchen 10'8 x 10'4 (3.25m x 3.15m)

Fitted with matching wall and base units with complementary work surface, inset stainless steel sink and drainer, built in oven with electric hob and extractor over, tiled splash backs, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to rear, wood effect flooring.

Bathroom 7'10 x 5'4 (2.39m x 1.63m)

Obscure double glazed window to rear, fitted with panel bath with shower over and wash



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