

Penthouse



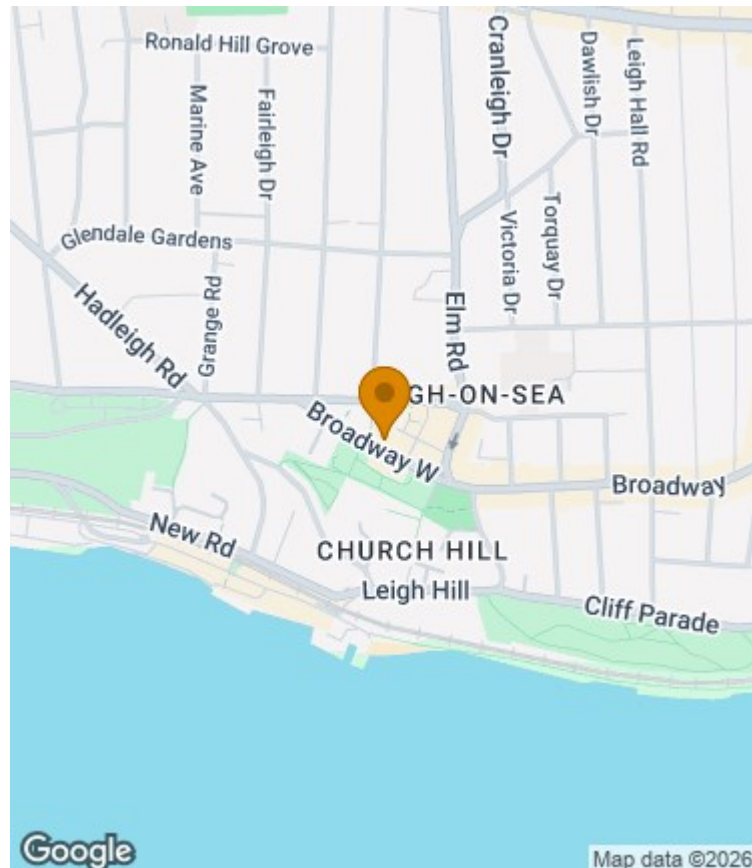
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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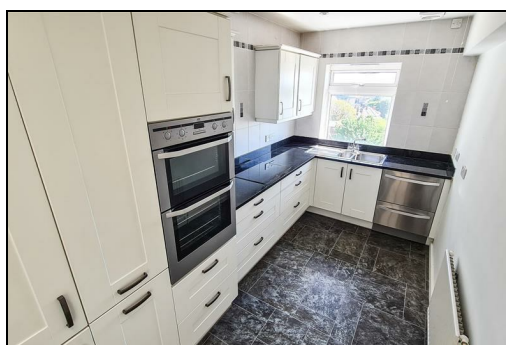
PENTHOUSE APARTMENT WITH PRIVATE SOUTH
FACING TERRACE

SHARE OF FREEHOLD

BROADWAY LOCATION IN THE HEART OF LEIGH

EN-SUITE AND FAMILY BATHROOM

FITTED KITCHEN WITH APPLIANCES



INCREDIBLE ESTUARY VIEWS

SECURE UNDERGROUND PARKING SPACE

TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES

NO ONWARD CHAIN - MOVE STRAIGHT IN

VERY IMPRESSIVE LOUNGE / DINER



Broadway West, Leigh-On-Sea

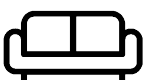
Guide Price

£825,000 - £850,000



WHAT & WHERE - AN OPPORTUNITY HAS ARISEN TO PURCHASE THIS IMPRESSIVE TWO DOUBLE BEDROOM, ONE WITH EN-SUITE PENTHOUSE APARTMENT LOCATED IN THE HEART OF LEIGH, AND BENEFITTING FROM A PRIVATE SOUTH FACING BALCONY AND INCREDIBLE ESTUARY VIEWS. OFFERED WITH NO ONWARD CHAIN AND BEING SOLD WITH SHARE OF FREEHOLD, THE PROPERTY ALSO HAS SECURE UNDERGROUND PARKING, BEAUTIFUL COMMUNAL AREAS AND LIFT TO ALL FLOORS.

WHY - OFFERING COASTAL LIVING AT IT'S FINEST, THE PROPERTY REPRESENTS THE IDEAL BOLTHOLE FOR TRANQUIL SEASIDE LIVING. COULD BE A PERFECT DOWNSIZE OR FOR A YOUNG PROFESSIONAL COUPLE LOOKING FOR EASY ACCESS TO THE STATION AND COMMUTE INTO LONDON.

 2  2  1  E

Council Tax Band : C





LOUNGE DINER
22'8 x 15'2 (6.91m x 4.62m)

KITCHEN
14'0 x 7'3 (4.27m x 2.21m)

BATHROOM
9'8" x 8'7" (at furthest points) (2.96 x 2.62 (at furthest points))

BEDROOM ONE
18'9 x 13'11 (5.72m x 4.24m)

BEDROOM TWO
15'4 x 10'11 (4.67m x 3.33m)

ENSUITE
9'10 x 6'7 (3.00m x 2.01m)

BALCONY
32'4 x 15'6 (9.86m x 4.72m)

STORE CUPBOARD

ALLOCATED PARKING

COMMUNAL GARDENS

AGENTS NOTES

Lease - 165 years remaining
Ground Rent - nil
Service Charge - £5738 (includes Water, Sewage, Heating & Building Insurance)



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