



75h Rectory Grove

75h Rectory Grove Leigh-On-Sea Essex SS9 2HA

Home Estate Agents are pleased to offer for sale this spacious one bedroom top floor apartment with a contemporary interior and a light and airy feel. The majority of rooms enjoy far reaching views over Leigh and the estuary.

The accommodation comprises; communal entrance with stairs leading to third floor and private entrance door into hallway, lounge, kitchen, bedroom and bathroom.

Situated on Rectory Grove in Leigh-on-Sea, this superb apartment boasts excellent location for all amenities which includes nearby seafront, schools and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.



Communal Entrance

Stairs leading to third floor. Solid wood entrance door into:

Hallway

Fitted carpet, doors leading to all rooms.

Lounge 18'3 x 13'3 < 10'8

Stunning views from all five triple glazed windows across Leigh and the Estuary. We have also been advised that all external walls and ceilings have been insulated. Electric feature fire, storage heaters.

Kitchen 10'8 x 8'2

Contemporary fitted kitchen with base and eye level units, white worktops with white splashback tiling, integrated single oven, electric hob and extractor, integrated washing machine and fridge freezer, single bowl sink with drainer, freestanding drawer unit. Triple glazed window to side with sea glimpses. The butchers block will remain in the property.

Bedroom One 14'1 x 10'9

Spacious bedroom with built in wardrobes. We have been advised that this room has also been insulated to all external walls and ceiling. Triple glazed windows with views of the Estuary.



Externally

Lease Information

Lease: 94 years remaining
Ground Rent: Approx £120 Per Annum
Service Charge: £780 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

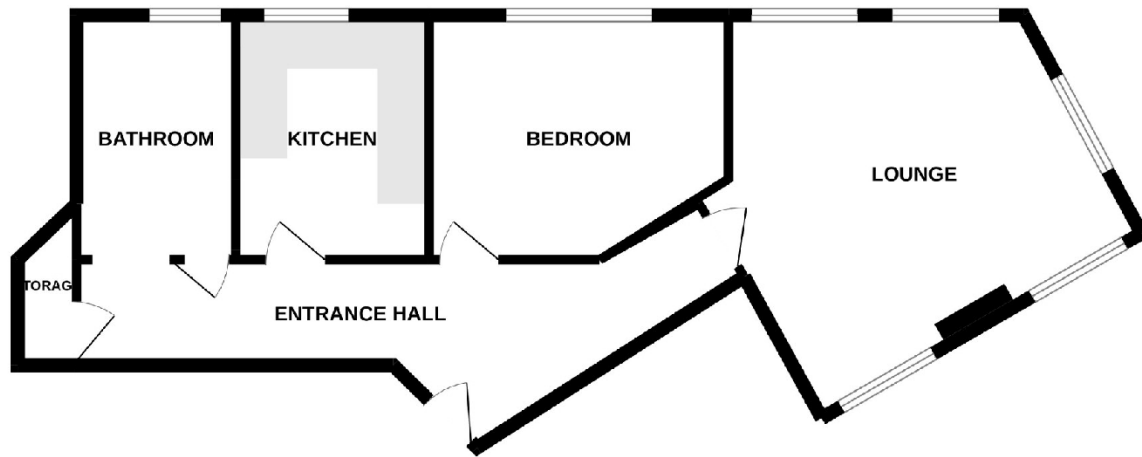


Bedroom Two 14'1 x 10'9

Spacious bedroom with built in wardrobes. We have been advised that this room has also been insulated to all external walls and ceiling. Triple glazed windows with views of the Estuary.

Bathroom 11'2 x 5'7

Contemporary white bathroom suite, Bath with shower attachment and glass shower screen, low level w.c and pedestal sink unit, electric towel rail. Triple glazed window to side with sea glimpses.



Guide Price: £205,000 - £210,000 Leasehold

HOME - The Estate Agent of Leigh
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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