



Brown & Brand



Glendale Gardens
Leigh-on-Sea, SS9 2BA

- Vacant 1/2 bed ground floor flat with personal front door
- Modern 3pc bathroom
- Open plan Lounge/kitchen with access to own courtyard
- Large master bedroom

£230,000





Property Description

Situated just moments from the vibrant Leigh Broadway, with its array of shops, wine bars, and amenities, this spacious one/two-bedroom ground-floor apartment offers convenience and modern living. The property features its own private entrance, leading into a welcoming hallway. The large master bedroom includes stylish wardrobes, while a modern three-piece bathroom adds a contemporary touch. The open-plan kitchen/lounge area boasts a charming ornamental fireplace and elegant French doors that open onto a private courtyard. The kitchen is well-fitted with modern units, ensuring both style and practicality. An additional versatile room can serve as a second bedroom or dining room, offering flexible living arrangements. Additional benefits include UPVC double glazing, gas central heating, and the advantage of no upper chain, making for a smooth and hassle-free purchase. Early viewing is highly recommended to fully appreciate all this fantastic home has to offer!





ENTRANCE HALL

Wood effect flooring. Radiator. Flat plastered ceiling with coving. Panel doors to other rooms. Wall mounted thermostat control. Under stairs cupboard housing trips switches and metres.

BATHROOM

Fitted in a white three-piece suite comprising Panelled bath with mixer shower attachment, pedestal wash handbasin and close WC. Wood effect flooring. Radiator. Tiled splashback. Flat plastered ceiling with coving and extractor fan.



BEDROOM 1

14' 7" x 9' 2" (4.44m x 2.79m) Wood effect flooring. Radiator. UPVC double glaze windows to front. Built wardrobes to one wall. Flat plastered ceiling with coving.

LOUNGE/KITCHEN

16' 9" x 11' 8" (5.11m x 3.56m) LOUNGE AREA Wood effect flooring. Radiator. Flat plastered ceiling with coving. Central chimney breast with Cast iron hearth. UPVC double glazed door to rear and courtyard.



KITCHEN AREA

Fitted in a range of modern-coloured units to ground and eye level with contrasting worktops over. Inset stainless steel single bowl single drainer sink unit with mixer taps. Inset oven and grill with gas four ring hob and extract over. Space and plumbing for washing machine and fridge freezer. Tiled splashback. Wood effect flooring. Flat plastered ceiling with coving. UPVC double glazed window to rear. Panelled door to

DINING ROOM/BEDROOM 2

11' 3" x 8' 4" (3.43m x 2.54m) Wood effect flooring. Radiator. UPVC double glazed window to rear. Flat plastered ceiling with coving. Cupboard housing boiler serving domestic hot water and central heating systems.





EXTERNALLY

Enjoys its own private paved courtyard with privacy fencing and external Power Point

PARKING

On street only

MATERIAL INFORMATION

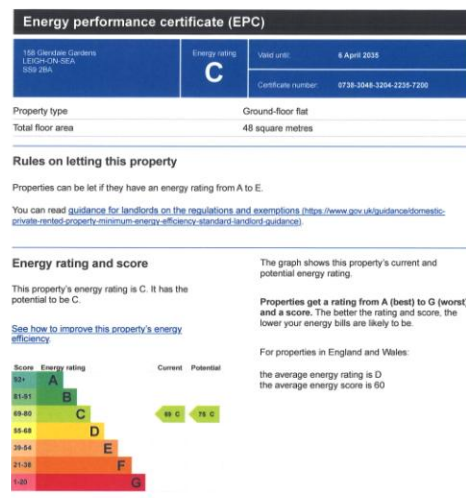
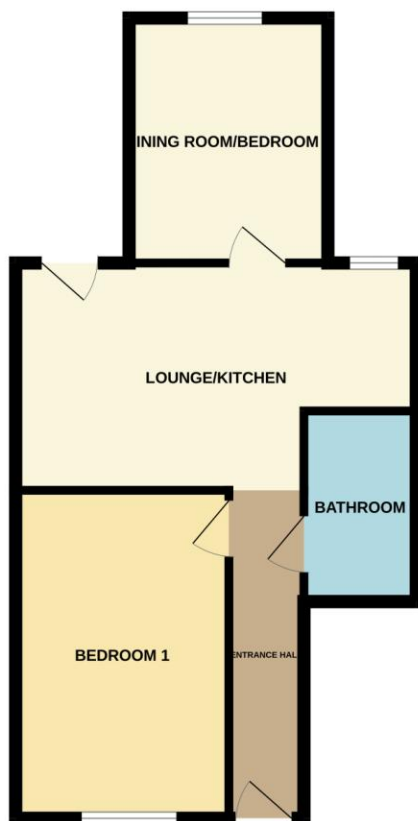
Lease Length left - 87 Years

Service Charge - As and when required (cost is split 50/50)

Building Insurance - £94.02 per annum

Ground Rent - £50 per annum

GROUND FLOOR



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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