



BROADWAY, LEIGH ON SEA
£250,000 LEASEHOLD

A LOVELY ONE BEDROOM FIRST FLOOR APARTMENT WITH PARKING

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DESCRIPTION:

Nestled in a prime location, this modern first-floor apartment offers a perfect blend of style and comfort. Boasting one spacious bedroom with fitted wardrobes, this property is ideal for professionals or couples seeking a contemporary urban living space. The apartment is accessible and affordable, featuring a bright and modern interior that has been well maintained.

The property benefits from a private balcony, perfect for enjoying your morning coffee or unwinding after a long day. Residents' parking is available, providing convenient and secure parking options. Situated in a purpose-built development, this apartment offers a peaceful retreat while being close to local amenities and transport links.

Don't miss out on the opportunity to make this well-lit and welcoming apartment your own. Contact us

today to arrange a viewing and experience the charm of this beautiful property first-hand.

Accommodation Comprises - Communal entrance door with intercom leading to communal entrance hall with stairs & lift to all floors.

Personal door leading to entrance hall.

Entrance Hall: - Amtico style flooring, intercom, large fitted storage cupboard, ceiling spotlights. Doors to all rooms.

Open Plan Living/Kitchen Area: - 5.61m x 4.88m max (18'5 x 16'0 max). Large L shape room with double glazed windows to rear & side, double glazed door on to balcony. Amtico style flooring, underfloor heating, ceiling spotlights.

Kitchen Area: - Modern grey units to base & eye level. Quality integrated appliances including electric oven,

separate electric hob, extractor fan, fridge/freezer, washing machine & dishwasher. Quartz worktops with inset stainless-steel sink unit with mixer tap, tiled splashbacks.

Balcony: - Good size balcony with room for table & chairs.

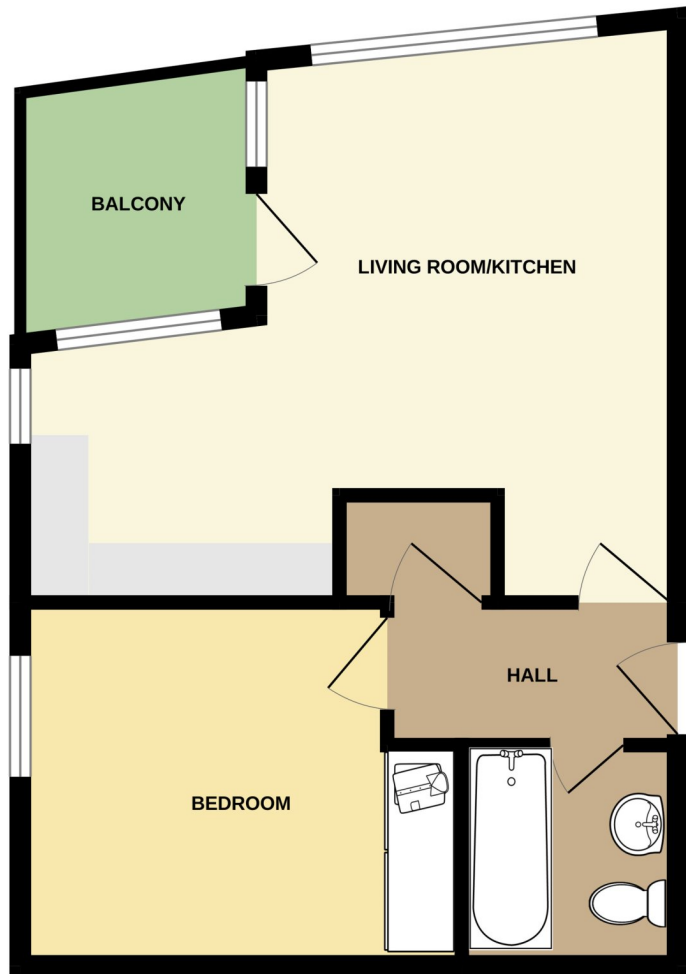
Bedroom: - 3.40m x 2.97m (11'2 x 9'9). Double glazed window to side. Range of mirror fronted wardrobes, underfloor heating, ceiling spotlights.

Bathroom: - 2 x 1.6 (6'6" x 5'2"). Luxury white suite comprising of panelled bath with mixer tap, separate shower over & glass screen, low level WC & wall mounted wash hand basin with mixer tap. Fully tiled walls & floor, large fitted mirror, heated towel rail, ceiling spotlights, extractor fan.

Parking: - There is a secure allocated parking space behind electric gates approached via Maple Avenue.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 113 year and 3 months

Service Charge: £2000 per annum approx

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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