

Telephone

+44 (0)1268 947947

sales@elliottandsmith.co.uk

Website

www.elliottandsmith.co.uk

Elliott and Smith Partnership

57 High Street

Rayleigh

Essex SS6 7EW



SALES,
LETTINGS,
ADVICE.



Sandleigh Road, Leigh-on-Sea
£995 pcm

ELLIOTT & SMITH offer this 1 bed top floor flat, LOCATED JUST A SHORT WALK TO LEIGH BROADWAY, BEACHFRONT & CHALKWELL STATION. There is also the benefit of OFF STREET PARKING TO REAR OF THE BLOCK (1 x vehicle). Double glazed & gas central heating via COMBI' BOILER. AVAILABLE NOW! Minimum income requirements = £30,000pa.

- ONE BEDROOM TOP FLOOR FLAT
- CLOSE TO LEIGH BROADWAY & CHALKWELL STATION
- OFF STREET PARKING LOCATED AT REAR
- SOUTH OF THE LONDON ROAD
- UNIQUE GALLERIED LANDING
- SPACIOUS LIVING ROOM
- SEPARATE KITCHEN
- AVAILABLE NOW

ACCOMMODATION

COMMUNAL ENTRANCE

Communal entrance door with security entry telecom system. Stairs rise to first floor communal landing where entry to the flat is accessed via a hardwood entry door.

ENTRANCE

9' 4" x 9' 2" (2.84m x 2.79m) Modern carpeted return-staircase with timber balustrade to a galleried landing. Smooth plastered ceiling and walls with a contemporary 'Laura Ashley' wall papered feature wall. Wall mounted double banked radiator. Landing extends to an additional area providing access to the Bedroom and bathroom.

LOUNGE DINER

15' 1" x 13' 8" (4.60m x 4.17m) Double glazed window to rear aspect. Storage cupboard into eaves. Wall mounted panelled radiator. Carpet laid throughout.

SEPARATE KITCHEN

8' x 7' 6" (2.44m x 2.29m) Double glazed window to rear aspect. Smooth plastered ceiling. Wall mounted central heating combi' boiler. Rolled edge work tops incorporating stainless steel sink unit with mixer tap & drainer and gas hob inset with oven beneath. Wall mounted and base level beech coloured units. Ceramic tiled splash backs. Space and plumbing for washing machine. Tiled flooring laid throughout.

BEDROOM

10' 8" to wardrobes x 9' 8" (3.25m x 2.95m) Double glazed window to rear aspect. Smooth plastered ceiling. Built in wardrobes to one aspect. Wall mounted panelled radiator. Carpeted throughout.

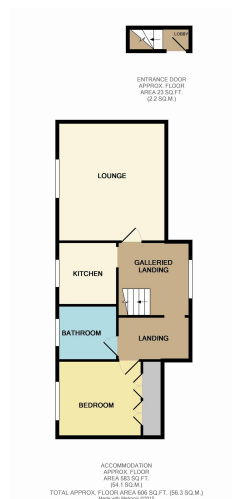
BATHROOM

7' 7" x 6' 11" (2.31m x 2.11m) Obscure double glazed window to rear aspect. Smooth plastered ceiling. Ceramic tiled walls to two aspects. Chrome heated towel rail. Suite comprises; Panelled bath with mixer tap and shower over with fitted glass shower screen. Pedestal wash basin. Low level flush WC. Ceramic tiled flooring laid throughout.

PARKING

To the rear of the block is a parking area for residents. The property has 1 x allocated space.

COUNCIL TAX BAND A - SOUTHEND COUNCIL



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Elliott and Smith Partnership.

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.