



STUART THOMAS  
ESTATES



- STUNNING ESTUARY VIEWS
- LUXURY KITCHEN WITH APPLIANCES
- TWO BEDROOMS
- SECURE PARKING

Flat 91 St Clements Court East, Broadway West, Leigh-on-Sea, SS9 2BS

£272,995

WHAT A VIEW! STUNNING PANORAMIC VIEWS of the THAMES ESTUARY from this IMMACULATE 7th floor two bedroom flat in the HEART OF LEIGH ON SEA with its array of popular bars and cafes. With a SUPERBLY FITTED KITCHEN with STONE WORK SURFACES and built in APPLIANCES. LUXURY BATHROOM and SECURE ALLOCATED PARKING.



## Property Description

### COMMUNAL ENTRANCE DOOR

Leads to the ground floor lobby. Two sets of lifts provide access to all floors. The landing on the 7th floor has a rubbish chute.

### ENTRANCE HALL

Entrance door with a spyhole leads to the L shaped entrance hall. Storage cupboard housing the hot water cylinder and electric consumer unit Security entryphone system. Electric heater. Further storage cupboard with space for a tumble dryer.

### LOUNGE

15' 1" x 11' 8" (4.6m x 3.56m) This bright and airy room has a double glazed window to the front aspect with STUNNING PANORAMIC VIEWS of the THAMES ESTUARY. A further double glazed window to the side. Free standing fireplace with an electric log effect living flame fire with a fan heater.

### KITCHEN

9' 5" x 8' 8" (2.87m x 2.64m) This superbly fitted kitchen has a range of gloss units at eye and base level with stone work surfaces over. Inset Belfast sink with a mixer tap over and under sink instant hot water heater. Space and plumbing for a washing machine. Integrated slimline dishwasher. Double glazed window to the side with views over Leigh on Sea towards Belfairs Woods. Pull out larder cupboard with a carousel unit. Over work surface lighting.

### BEDROOM ONE

10' 6" x 10' 4" (3.2m x 3.15m) Sliding door mirrored wardrobes to one wall. Double glazed window to the front offering superb views toward the Thames Estuary.





#### BEDROOM TWO

9' 4" x 6' 10" (2.84m x 2.08m) Double glazed window offering excellent views of the Thames Estuary. Built in wardrobe cupboard. Electric heater.

#### LUXURY BATHROOM

With a 3 piece white suite comprising a low level wc, wall hung wash hand basin with drawer beneath and a panelled bath with a mixer tap, independent shower and a folding shower screen which transforms the bath into a shower. Fully tiled to all visible walls.

#### PARKING

Secure parking with an allocated space for one vehicle.

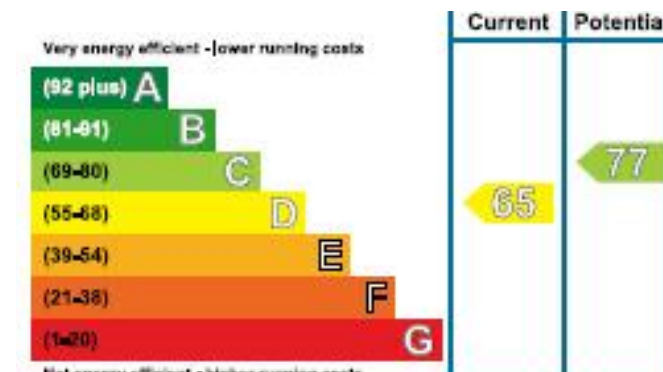
#### COMMUNAL GARDENS

To the front and rear of the block.

#### TENURE

We understand from the vendor the lease was recently extended to provide a further 100 years from the original lease which we understand was granted in 1982 for 125 years. The most recent service charge is £190 per month this includes the buildings insurance, garden maintenance, window cleaning and water and sewerage charges. The ground rent payable is £10 per annum.





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