



Grand Court West, Leigh-on-Sea.

£380,000 *Share of Freehold*



KEY FEATURES

- First Floor Apartment
- Two Double Bedrooms
- Shower Room
- Kitted Kitchen
- Spacious Lounge with Balcony
- Sea Views



Leigh On Sea

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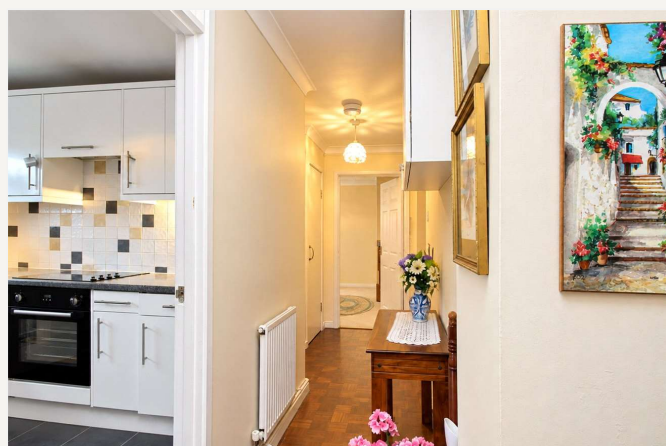
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Winkworth are delighted to bring to the market this beautifully presented two double bedroom first floor apartment in the heart of Leigh with views of the Thames Estuary.

Situated just a stone's throw from Leigh Broadway's bustling shops, bars and restaurants as well as a short walk to Chalkwell and Leigh rail stations, this property has a spacious lounge/diner with private balcony affording superb views across the Estuary, fitted kitchen, two double bedrooms and shower room.

Grand Court West is a delightful building in central Leigh with secure entry phone system and a lift to all floors. Viewing of this fantastic purpose built first floor apartment is highly recommended.





ROOM DESCRIPTIONS

Accommodation: - Communal entrance door with security entrance system. Communal hall with lift and stairs to all floors.

Entrance door to: -

Hallway: - Doors to all rooms, storage cupboard.

Lounge: - 14'7 x 12'10.

A lovely bright and spacious room with panoramic views of the Thames Estuary from the double-glazed windows to front and side. Door to front leading to balcony.

Kitchen: - 9'2 x 7.

Double glazed window to side offering Estuary views with electric blind. Inset single drainer sink unit with mixer taps and tiled surrounds. Range of working surfaces to two walls with base units below, eye level units over and inset electric hob with oven below. Space for kitchen appliances. Built in cupboards.

Bedroom One: - 12'8 x 10'5.

Double glazed window to side offering sea views. Built in wardrobes.

Bedroom Two: -15'1 x 8'4.

Double Glazed window to front with lovely sea views and built in wardrobe.

Shower Room: -

Double glazed obscure window to side. White suite comprising of shower cubicle, low level wc and wash hand basin. Tiling to walls.

MATERIAL INFO

Tenure: Share of Freehold

Service Charge: tba

Council Tax Band: D

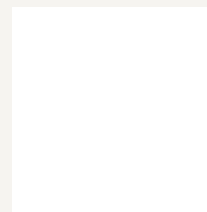
EPC rating: To be confirmed

FIRST 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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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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