

Recreation Avenue, Leigh on Sea

1 1 1

£225,000 *Leasehold*

Situated within the highly regarded Recreation Court development on Recreation Avenue, this appealing ground floor one-bedroom apartment presents an excellent opportunity to enjoy convenient coastal living in a popular Leigh-on-Sea location.

KEY FEATURES

- Lovely Ground Floor Apartment
- Beautiful Modern Kitchen
- Shower Room
- Two Allocated Parking Spaces
- Good Size Lounge and Bedroom
- Double Glazed





Leigh On Sea

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Offering well-proportioned accommodation, communal gardens and the significant advantage of two allocated parking spaces, the property is ideally suited to first-time buyers, investors or those looking to downsize.

Perfectly positioned for the independent shops, cafés and restaurants of Leigh Broadway, the seafront and excellent rail connections into London, this is a home that combines lifestyle and practicality.

The property features a bright and spacious living room with ample room for both relaxation and entertaining, together with a modern fitted kitchen incorporating a range of contemporary units, generous worktop space and a useful breakfast island.

There is a well-proportioned double bedroom and a modern shower room fitted with a contemporary suite.

Externally, the property benefits from two allocated parking spaces, a particularly attractive feature.

Conveniently positioned for local shops, amenities and transport links, this property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

Early viewing is strongly recommended.













ROOM DESCRIPTIONS

Communal Entrance Door - Security Entrance Phone System.

Entrance Hall - Doors to all rooms.

Lounge - 14'10" max x 10'4" (4.52m max x 3.15m) Double glazed bay window to front. A spacious lounge with a dedicated area suitable for home working

Bedroom - 11'4" x 8'9" (3.45m x 2.67m) Double glazed window to front. The bedroom is well proportioned and comfortably accommodates a double bed, with space for additional furniture.

Shower Room - 6'8" x 5'8" (2.03m x 1.73m) The contemporary shower room is fitted with a modern shower enclosure, wash basin and WC.

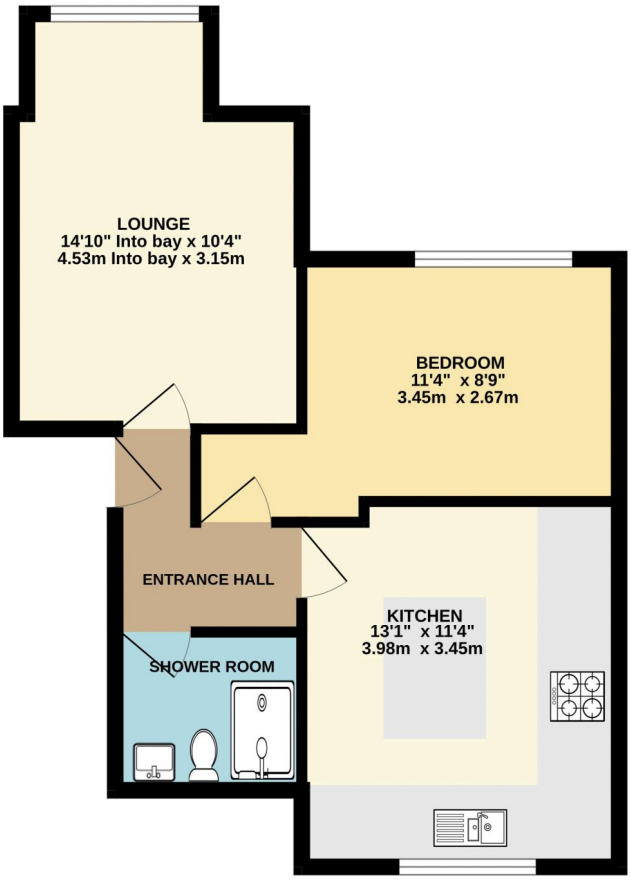
Kitchen - 13'1" x 11'3" (4m x 3.43m) Double glazed window to rear. The modern fitted kitchen is particularly appealing, offering a range of stylish units, generous worktop space and a central breakfast island with seating, making it ideal for everyday living and entertaining. Four ring gas hob with extractor hood above and oven below. Fridge freezer, washing machine and slim line dish washer.

Exterior - Parking space to front and a further allocated parking space to rear with communal gardens.

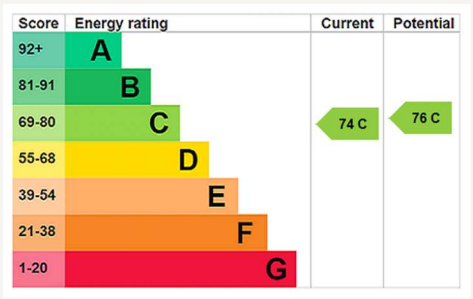
MATERIAL INFO

Tenure: Leasehold
Term: 162 year and 11 months
Service Charge: £1332 per annum
Ground Rent: £ 30 Annually (subject to increase)
Council Tax Band: B
EPC rating: C

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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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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