



THE OSPREY, LEIGH ROAD, LEIGH ON SEA
OIEO:- £220,000 LEASEHOLD

A GOOD SIZE ONE-BEDROOM GROUND FLOOR APARTMENT SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

Guide Price £230,000 to £240,000

Winkworth of Leigh are delighted to offer for sale this good size one-bedroom ground floor apartment situated in a sought after and convenient location within easy reach of The Broadway with its many fashionable bars, restaurants and boutique shops. Chalkwell railway station is within walking distance.

The apartment is set within a modern purpose block with a security entry phone system, allocated parking and communal gardens.

We would strongly advise and internal view as this property.

Allocated Parking/Frontage - One allocated parking space on a hardstanding driveway, access to communal garden, door/phone entry system to communal hallway.

Communal Hallway - Private entrance door leading to:

Private Entrance Hall - Storage cupboard with water tank, electric heater, coving, skirting, carpet and doors to all rooms.

Lounge: - 14'9 x 9'82. UPVC double glazed window to rear overlooking south-facing garden, coving and electric heater.

Kitchen: - 10'09 x 6'50. UPVC double glazed window to rear. Modern gloss kitchen units both wall-mounted and base level comprising; four ring induction hob with stainless steel extractor over and an integrated oven, washing machine to remain, fridge/freezer to remain, stainless steel sink and drainer with chrome mixer tap, worktops with tiled splashback, spotlighting and coving to ceiling. Wood effect laminate flooring.

Double Bedroom: - 14'02 max x 10'71. UPVC double glazed oriel window to front, recess perfect for wardrobe space, electric heater and coving.

Three-Piece Bathroom: - 9'26 x 5'98. Obscured UPVC double glazed window to front. Bath with shower attachment, pedestal wash basin with chrome taps and a wall-mounted mirrored cupboard, low-level w/c, chrome towel radiator, coving, partial wall tiling and wood effect laminate flooring.

South-Facing Communal Garden: - Mostly laid to lawn with a brick garden wall and planting.



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tenure: Leasehold

Term: 118yrs

Service Charge: £1350 approx per annum

Ground Rent: £ tba(subject to increase)

Council Tax Band: B

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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