



LEIGH ROAD, ESSEX, SS9  
**£1,450 PER MONTH UNFURNISHED**

## **TWO BEDROOM FIRST FLOOR FLAT IN HEART OF LEIGH-ON-SEA**

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## DESCRIPTION:

Discover your new home in this **NEWLY RENOVATED** two-bedroom first-floor apartment, completed to a fantastic finished, available unfurnished and ready for immediate move-in.

Step into a bright and airy open-plan living space, seamlessly connecting to a modern kitchen designed for both style and practicality. You'll find a brand-new electric oven, gas hob, and a slimline dishwasher. The breakfast bar adds further layer of convenience. Throughout the apartment, enjoy the fresh feel of newly installed flooring, laminate to the hallway, kitchen/living area, and plush carpet adding warmth to the bedrooms.

Thoughtful touches have been added throughout; the main bedroom offers smart storage solutions with convenient shelving space, while the bright, newly fitted bathroom provides handy shelving perfect for towels and toiletries. Wall sockets in the lounge allow tenants to mount their TVs for smart space saving.

Location is key, and this apartment truly shines. Just half a mile from Chalkwell C2C trainline, making this property ideal for commuters. For leisure, Chalkwell Park's expansive green spaces are practically on your doorstep, perfect for morning strolls or weekend relaxation. Plus, an array of boutique shops, vibrant bars, and diverse restaurants are all within easy reach, ensuring you're never far from what you

need or desire.

Approx. Room Sizes:-

Kitchen/Lounge/Diner - 19' 9 x 14' 4 (max)

Bedroom 1 - 12' 2 x 10' 1

Bedroom 2 - 7' 2 x 10' 1

Agents Notes: -

Council Tax Band – A

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Standard 15 Mbps

- Superfast 291 Mbps

- Ultrafast 1800 Mbps

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Satellite / Fibre Availability

- BT Yes

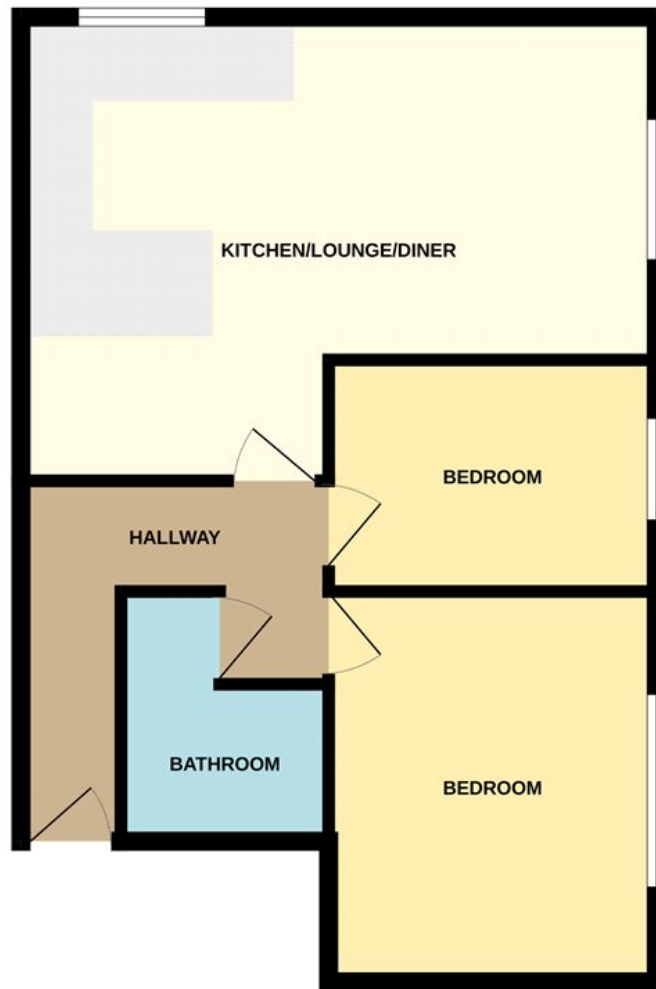
- Sky Yes

- Virgin No





## 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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**Deposit: £1,673.08**

**Holding Deposit:**

**Council Tax Band: A**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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