



LEIGH ROAD, SS9

£1695 PER MONTH UNFURNISHED

BEAUTIFUL TWO BEDROOM APARTMENT WITH SOUTH FACING TERRACE

AT A GLANCE

- FRESHLY PAINTED THROUGHOUT
- ULTRA CHIC APARTMENT
- VIDEO & AUDIO ENTRY
- SOUTH FACING TERRACE
- MOYLANS KITCHEN
- UNDERFLOOR HEATING
- INTEGRATED APPLIANCES
- UNDERGROUND PARKING

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DESCRIPTION:

Winkworth is delighted to offer for rent this immaculate two-bedroom ground floor apartment situated within the prestigious modern complex, The Corona. Perfectly positioned in the heart of Leigh-on-Sea, this fabulous home offers an unrivalled location just moments from the fashionable boutiques of Leigh Broadway, the vibrant seafront, and Chalkwell C2C trainline for easy commuting to London Fenchurch Street.

The beautifully presented accommodation features a secure communal entrance leading into a private hallway. The heart of the home is an impressive open-plan contemporary kitchen and living area, designed for modern lifestyles. The master bedroom benefits from its own private en-suite bathroom, complemented by a further second bedroom and a separate modern shower suite.

Externally, the property boasts a fantastic south-facing private terrace which can be accessed from both the lounge and the bedroom, providing the perfect space for outdoor relaxation. Additionally, the apartment includes the rare benefit of secure allocated off-street parking for one vehicle.

The property is served by underfloor heating and provides double glazing throughout. Available immediately.

DETAILS:

Approx. Rooms Sizes:

Hall 4.8m x 3.3m (Max)

Open-Plan Kitchen/Lounge 7.1m x 4.6m (Max) .

Bedroom One 4.2m x 3.2m

En-Suite Bathroom: 2.1m x 1.6m

Bedroom Two; 3.5m x 2.6m:

Shower Room 1.5m x 1.5m

Agents Notes:-

Minimum Income Requirement - £50,850

Council Tax Band – D - Southend Borough Council

Floor Area - 667 ft 2 / 62 m 2

Electricity Supply – Mains standard

Gas Supply – Mains standard

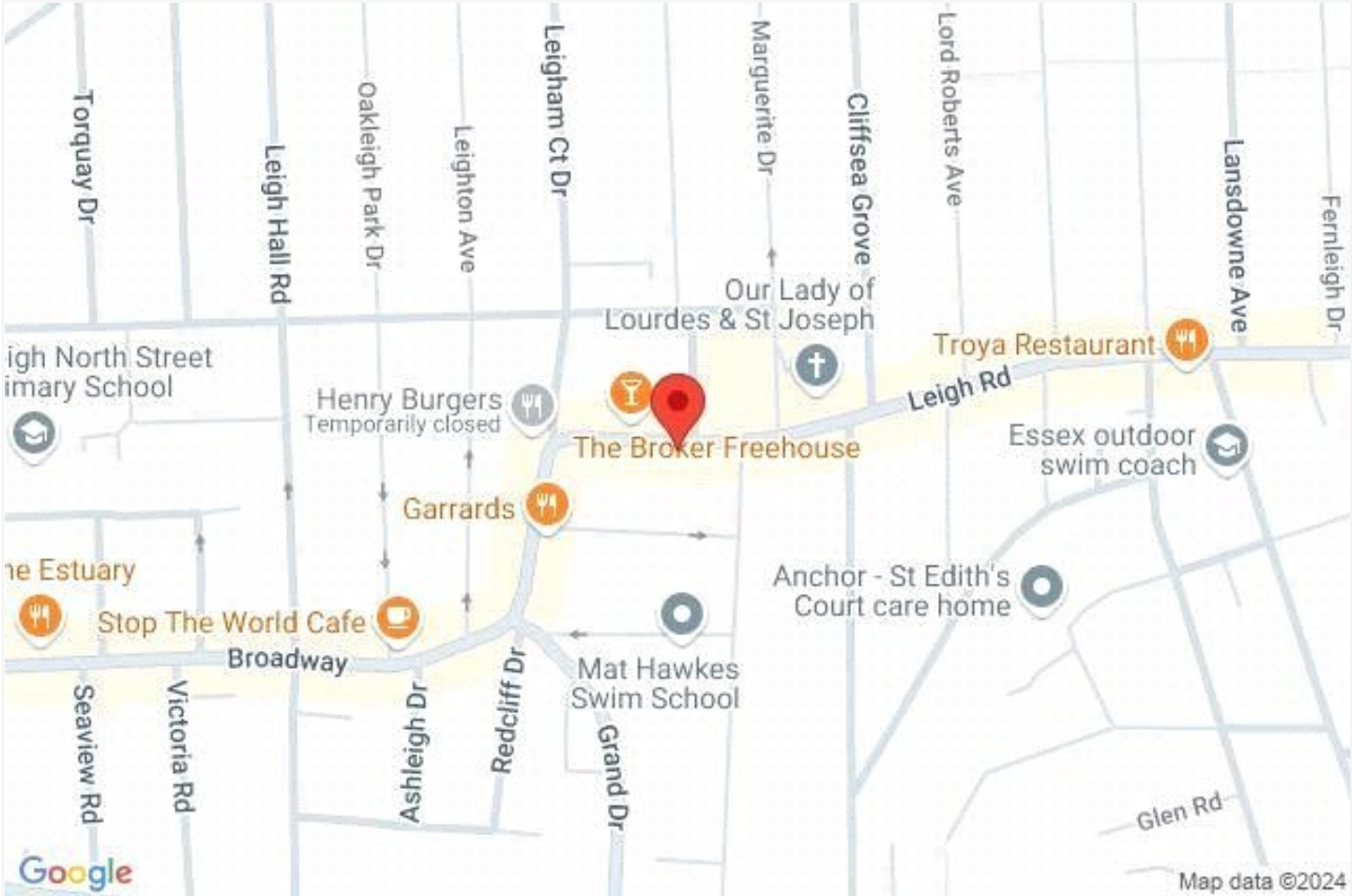
Water Supply – Mains standard

Sewerage – Mains standard

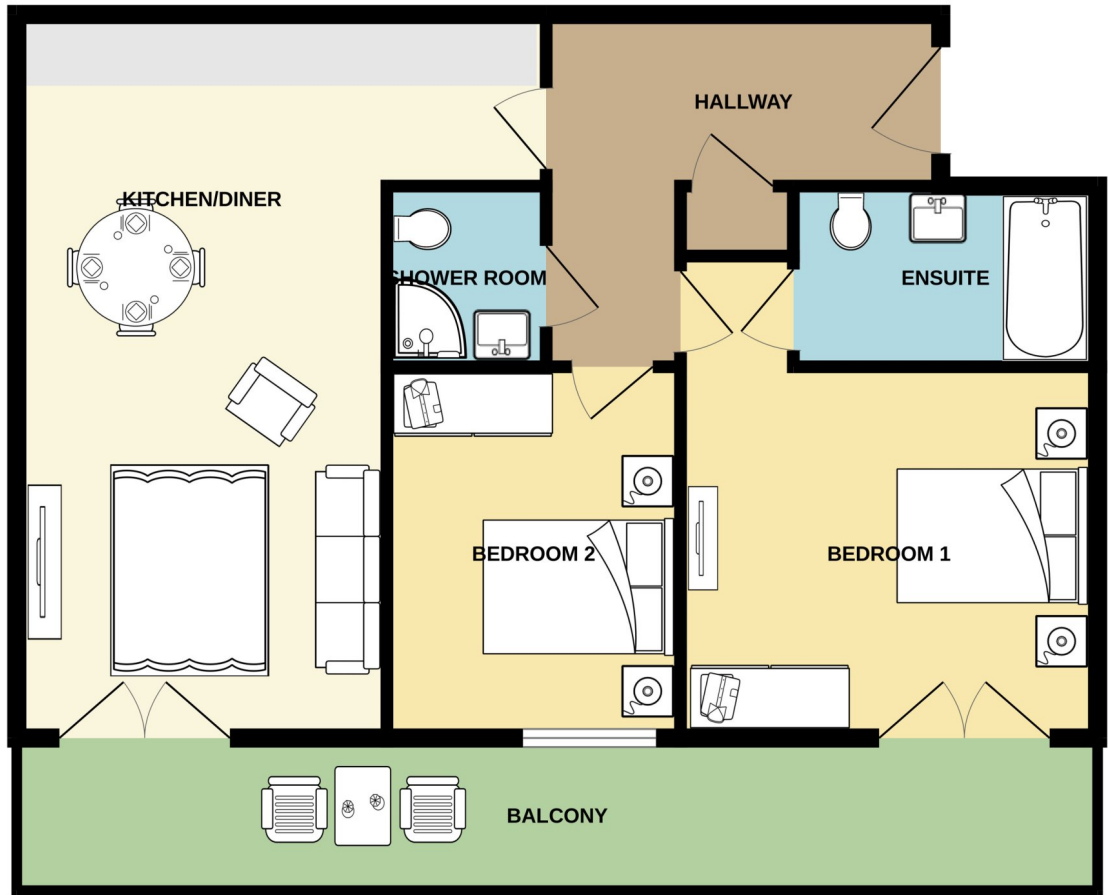
Heating – Underfloor heating

Broadband

- Standard 16 Mbps
- Superfast 80 Mbps
- Ultrafast 1000 Mbps



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 | 82 | 82 |
| (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 | |