



GRAND COURT WEST, LEIGH-ON-SEA.  
OIRO:-£300,000 LEASEHOLD

## **FIFTH FLOOR TWO BEDROOM APARTMENT WITH BALCONY AND STUNNING SEA VIEW, SOUTH OF THE BROADWAY.**

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**DESCRIPTION:**

Winkworth are delighted to bring to the market this beautifully presented two double bedroom fifth floor apartment in the heart of Leigh with a private balcony offering panoramic 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. The property has a spacious lounge/diner with private balcony affording superb views across the Estuary, fitted kitchen, two double bedrooms and wet 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 two-bedroom purpose built fifth floor is highly recommended.

Accommodation: -

Communal entrance door with security entrance system. Communal

hall with lift and stairs to all floors.

Entrance door to: -

Hallway: - A spacious hallway with doors to all rooms and three storage cupboards.

Lounge: - 22'61 x 13'9 >10'16.

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

Balcony: - Stunning panoramic views over the Thames Estuary.

Kitchen: - 12'90 x 10'81 >6'65.

Double glazed window to front offer lovely Estuary views. Modern fitted kitchen comprising of Inset single drainer sink unit with mixer taps and tiled surrounds. Range of working surfaces with base units below and matching eye level units over and space for kitchen appliances. Built in cupboards.

Bedroom One: - 13'97 x 11'32.

A lovely dual aspect room double glazed windows to side and rear offering sea views. Wardrobes and radiator.

Bedroom Two: -10'35 x 9'67.

Double Glazed window to rear with sea views. Wardrobe and radiator.

Wet Room: - Double glazed obscure window to side. A large walk in shower with glass screen. wash hand basin with mono tap set in a vanity unit. Tiling to walls.

Separate WC: - Double glazed obscure window to side. Low level WC.

Exterior: -

Communal grounds and garage in block.

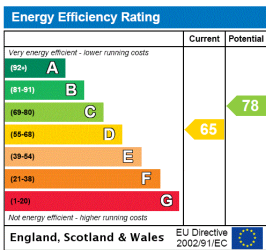


# FIFTH FLOOR FLAT



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