



QUEENS AVENUE, LEIGH ON SEA  
GUIDE PRICE: - £240,000 TO £250,000 LEASEHOLD

## A SPACIOUS GROUND FLOOR APARTMENT WITH TWO BEDROOMS SOUTH OF THE LONDON ROAD

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#### DESCRIPTION:

\*\*\*Guide Price £240,000 to £250,000\*\*\*

Introducing a ground floor apartment boasting 2 bedrooms in a sought-after location, South of the London Road. This purpose-built property offers a perfect blend of style and functionality.

With its affordable price point and attractive features, this apartment presents a fantastic opportunity for first-time buyers, young professionals, or investors looking to expand their portfolio.

The apartment features a spacious open-plan living area, perfect for relaxing or entertaining guests. The well-equipped kitchen is designed for convenience and modern living. Both bedrooms are generously sized and offer ample storage space. The property benefits from off-street parking, ensuring a hassle-free experience for residents.

Situated within walking distance to Leigh Broadway where you'll discover a huge variety of shops, cafes and restaurants, bus connections providing multiple routes and Leigh station for the C2C trainline into London Fenchurch Street. Don't miss the opportunity to make this modern apartment your new home. Contact us today to arrange a viewing and secure your place in this thriving community.

Accommodation Comprises: -

Communal entrance door with entry phone system to lobby.

Ground floor personal entrance door to:-

Entrance Hall: - Spot lights to ceiling. Airing cupboard. Laminate flooring. Doors to all rooms.

Lounge/Diner: - 17'77 x 9'38 < 13'2 Max. Double glazed window to front. Spotlights to ceiling. Electric heater. Laminate flooring.

Kitchen: - 11'6 Max x 5'41. Range of high gloss wall and base units, with

contrasting stone worktops. Built in oven. Inset hob with glass splashback and extractor hood over. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. Inset one and a half bowl sink with mixer tap. Spotlights to ceiling. Tiled splashback. Tiled floor.

Bedroom One: - 11'857+ 3.89' Wardrobes x 8'6. Double glazed window to front. Fitted wardrobe to one wall. Electric heater. Carpet to floor.

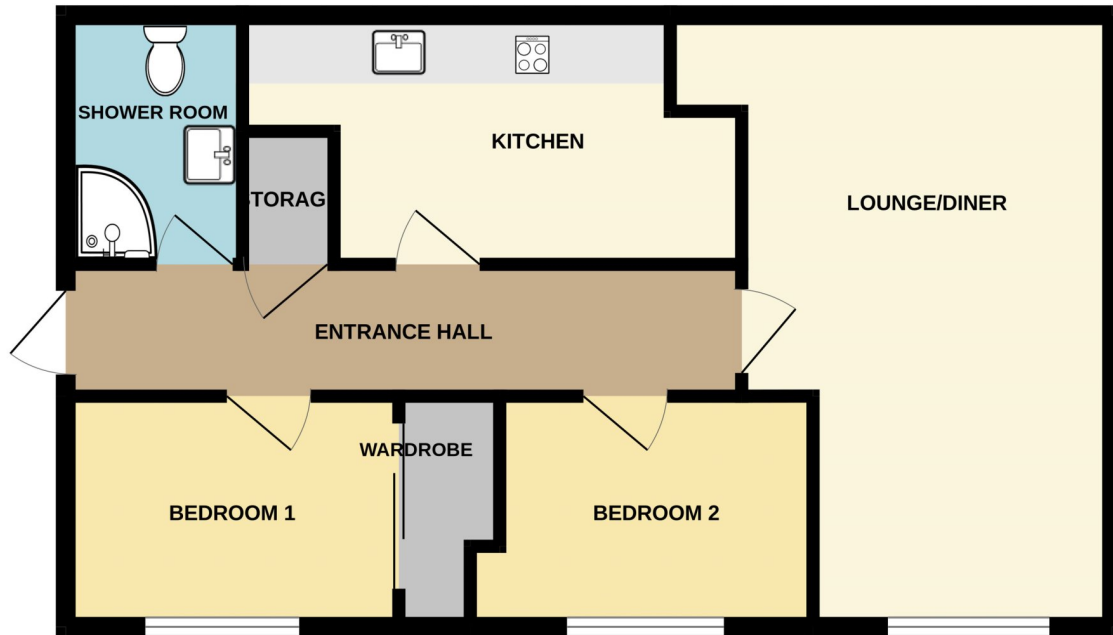
Bedroom Two: - 9'01 > 7'02 x 8'56. Double glazed window to front. Electric heater. Carpet to floor.

Shower Room: - 6'41 x 5'43. White three-piece suite comprising: Shower cubicle, pedestal wash hand basin and wc. Chrome towel radiator. Extractor fan. Tiled walls and floor. Spotlights to ceiling.

Exterior: - Communal gardens to rear. Residents parking to the rear, with space for visitors

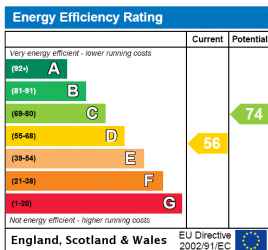


## GROUND FLOOR



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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**Tenure:** Leasehold

**Term:** 118 year and 3 months

**Service Charge:** £960 per annum

**Ground Rent:** £ 145 Annually (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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