



FLAT 2, COMPTON COURT, CANVEY ROAD, LEIGH-ON-SEA, ESSEX, SS9
£1,195 PER MONTH UNFURNISHED

BEAUTIFUL ONE BEDROM GROUND FLOOR FLAT WITH GARAGE

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

Beautifully presented one-bedroom flat on Canvey Road, Leigh-on-Sea, featuring a large lounge/dining room and a modern kitchen and bathroom. Located approximately 15 to 20 minutes' walk from Leigh-on-Sea C2C Station, it is ideal for commuters seeking direct links to London Fenchurch Street. The property also includes the added benefit of a private garage and is perfectly situated near Leigh Broadway's vibrant shops and cafes.



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DESCRIPTION:

Winkworth is delighted to offer to rent this superbly presented one-bedroom flat located in the desirable Canvey Road on the Marine Estate in Leigh-on-Sea. Recently updated throughout, this spacious property is perfect for a single tenant or a couple seeking high-quality and homely accommodation with excellent local access.

This flat features a large, versatile lounge/dining Room, providing ample space for both relaxation and entertaining. The accommodation includes a contemporary fitted kitchen with integrated appliances and modern bathroom. The bedroom is complemented by fitted wardrobes.

Crucially, the property also benefits from the highly sought-after addition of a private garage, offering secure parking for a suitable vehicle or valuable additional storage space. Double glazed throughout, bright and airy and with gas central heating.

Situated in the popular Leigh-on-Sea, this home boasts a fantastic location renowned for its coastal charm and community feel. Be within easy reach of the vibrant Leigh Broadway, which is packed with boutique shops, independent cafes, and popular restaurants.

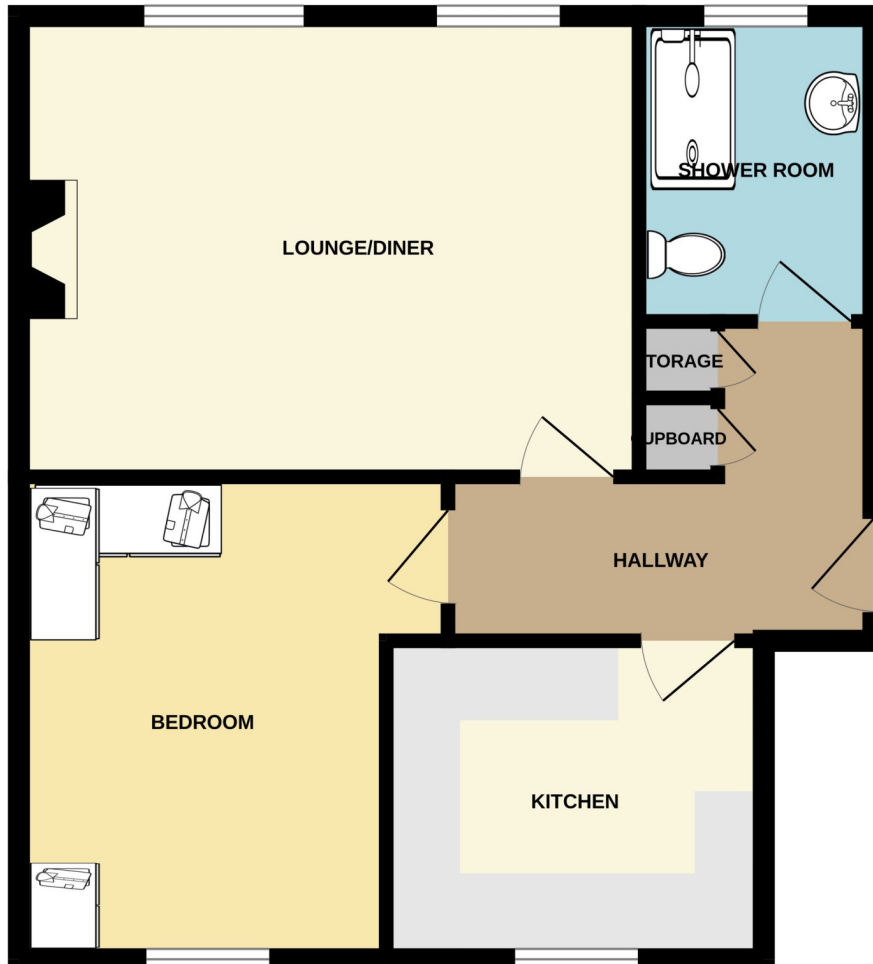
The area offers great transport links, with Leigh-on-Sea C2C Station approximately a 15 to 20-minute walk from the property. The station provides fast and direct services to London Fenchurch Street, making it ideal for commuters.

You're also just a short distance from Old Leigh's historic fishing village and seaside walks. This property offers an exceptional blend of space, modern style, and convenience.

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GROUND FLOOR



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Deposit: £0.00

Holding Deposit:

Council Tax Band:

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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