



LEIGH HALL ROAD, LEIGH ON SEA
£280,000 LEASEHOLD

A LOVELY ONE BEDROOM GROUND FLOOR FLAT WITH ITS OWN REAR GARDEN

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Immaculately presented and thoughtfully designed, this charming ground floor apartment offers a comfortable and convenient lifestyle. The property boasts a bright and spacious living area, perfect for relaxing or entertaining guests. The well-maintained kitchen is equipped with modern appliances and ample storage space. The inviting bedroom is generously sized and features a large bay window that fills the room with natural light. Additionally, the apartment benefits from a private East backing garden, ideal for enjoying the outdoors in the comfort of your own home.

Located in a popular residential area in Leigh-on-Sea, South of the London Road, is this beautifully presented one double bedroom ground floor flat. Useful travel links such as major bus routes, the A13 and A127 are all close to hand with Leigh Train Station within walking distance, serving London Fenchurch Street via

the C2C line.

Don't miss the opportunity to make this delightful apartment your new home. Contact us today to arrange a viewing.

Communal Entrance door to hall with door to: -

Entrance Hall: - Two storage cupboards.

Lounge: -17'5 in to bay x 12'5. A lovely bright and spacious room with a large bay window to front with blinds. Feature fire place, smooth plastered ceiling with coving and picture rail. Wooden flooring and radiator.

Bedroom: - 16'8 x 9'2 plus wardrobes. Bay windows with double opening French style doors with blinds opening out on to the rear garden. A feature fire place with fitted wardrobes to either side. Smooth plastered ceiling with coving and picture rail. Radiator.

Kitchen: - 13'11 x 7'4. Double glazed window to side. A modern fitted kitchen with working surfaces to two walls with base unit below and tiled surrounds. Inset sink unit with mixer tap and inset five ring gas hob with oven below. Wall mounted eyelevel units and space for fridge/freezer. Smooth plastered ceiling with inset spot lighting and wooden flooring.

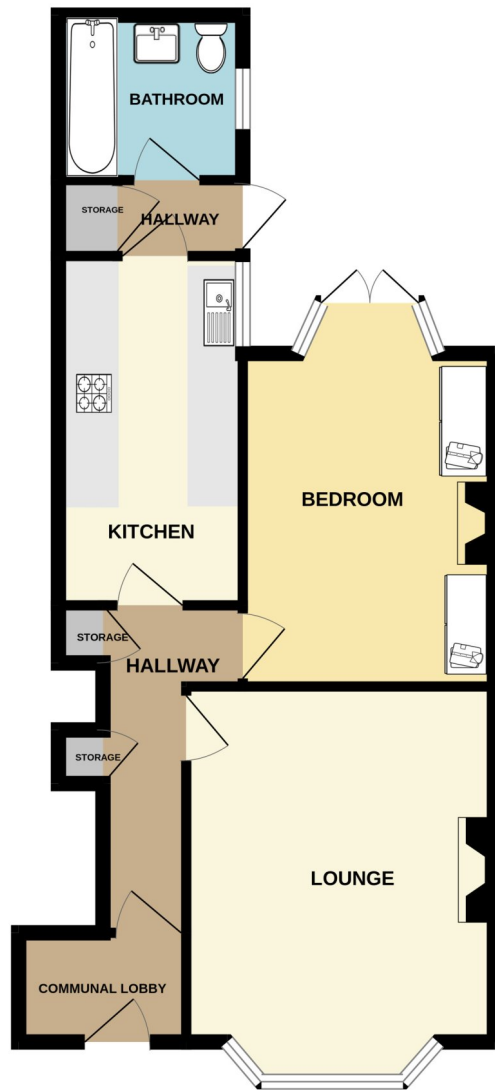
Inner lobby: - Stable style door to side. Cupboard housing gas boiler and space for washing machine.

Bathroom: - 7'5 x 5'8. Double glazed obscure window to side. A modern white suite comprising of panelled bath with separate shower unit and glass screen. Low level wc and wash hand basin set in a vanity unit, part tiling to walls

Rear Garden: - East backing with decked area leading to artificial lawn and two storage units.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 160 year and 6 months

Service Charge: tba

Ground Rent: £ tba

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.

Winkworth

for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.