



ALBANY COURT, SS9
GUIDE PRICE £270,000 TO £290,000 LEASEHOLD

TWO BEDROOM GROUND FLOOR APARTMENT WITH OWN REAR GARDEN

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DESCRIPTION:

Guide Price £270,000 to £290,000. Winkworth are delighted to offer for sale this beautiful two-bedroom ground floor apartment located within Hudson House. This lovely apartment is in immaculate condition throughout and has its own rear garden. Situated in Hudson House, just off Nelson Road in Leigh-on-Sea, this impressive apartment benefits from excellent location for local amenities which includes; park, shops and transport routes - with Chalkwell's mainline railway station within a short walk. Also, within close proximity is Leigh's fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques. Properties with their own rear gardens rarely come to the market and we would strongly advise an internal viewing to avoid disappointment.

Accommodation comprises of

Communal entrance door with entry phone system leading to communal hall way and door to:-

Apartment: -

Entrance hall - Entry phone system and storage cupboard. Doors all rooms.

Lounge - 14'7 x 12'4 - Double glazed double open doors leading to rear garden with window to side, radiator and down lights set into ceiling.

Kitchen - 11'2 x 7'9 - Double glazed window to front. A modern contemporary grey fitted kitchen comprising of worksurfaces, fitted wall and base units, appliances including; integrated fridge, freezer, dishwasher and washing machine, stainless steel sink with drainer and taps, integrated oven with four ring induction hob and extractor over and microwave, part tiled walls

Bedroom One - 12'8 x 10'5 - Double glazed window to rear overlooking rear garden, radiator, fitted wardrobes. Door into:

En Suite Shower Room - Contemporary grey tiling wall, down lights, extractor, heated chrome towel rail, wash hand basin with mixer tap, WC, walk in shower, worksurfaces with wall mounted mirrored cabinet.

Bedroom Two - 11'7 x 7'4 - Double glazed bay window to front and radiator.

Bathroom - Modern bathroom suite with part tiled walls, heated chrome towel rail, down lights, extractor, WC, wash hand basin with mixer tap and vanity unit, bath with mixer tap and shower attachment.

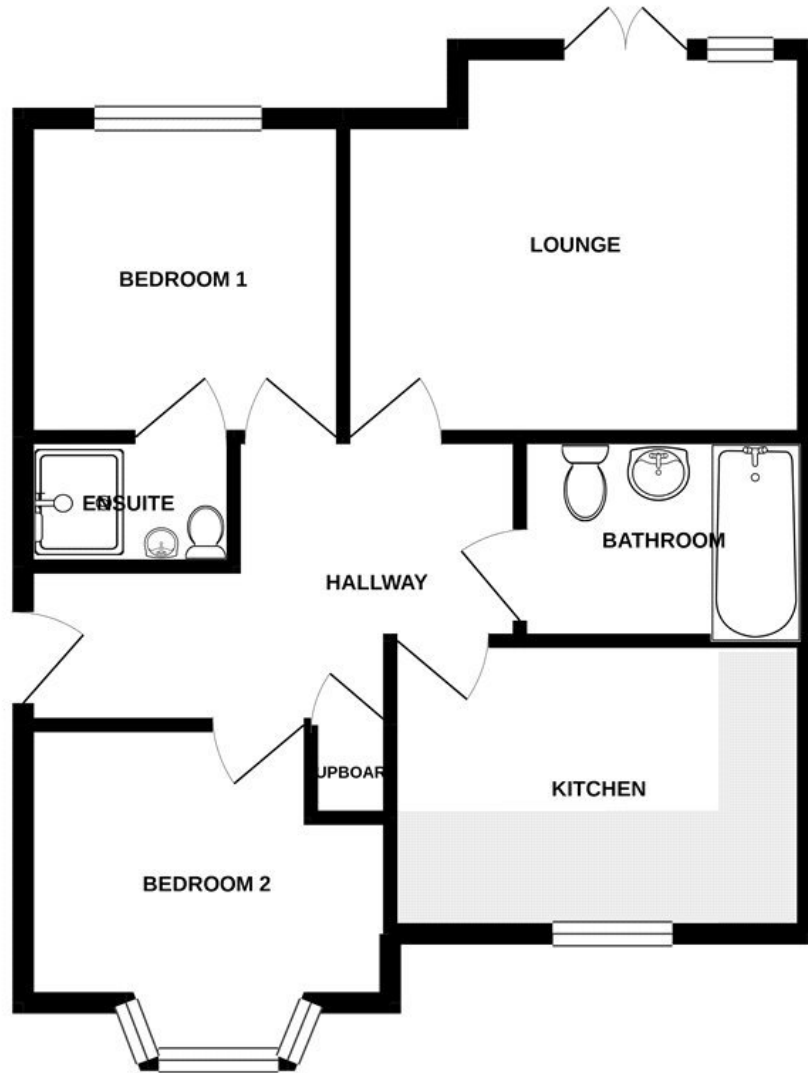
Externally -

Allocated parking space, visitors' space.

Own rear garden with patio area and laid to lawn



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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