



CHALKWELL PARK DRIVE, LEIGH ON SEA  
**£285,000 LEASEHOLD**

## A LOVELY TWO BEDROOM FIRST FLOOR FLAT WITH GARDEN

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#### DESCRIPTION:

Lovely two-bedroom apartment located on the first floor in a popular residential area. This property boasts a bright and spacious living space, perfect for those seeking a comfortable and modern home. The apartment has been well maintained.

The property features its own garden, ideal for relaxing or entertaining guests. With its convenient location close to local amenities, schools, and transport links, this apartment offers both affordability and convenience.

Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing.

Entrance - Via communal entrance door into communal hallway with

private entrance door and stairs rising to first floor landing.

First Floor Landing - Carpeted, access to boarded and insulated loft with lighting and power, coved cornice, spotlights. Boarded Loft Doors to:

Lounge - 3.91m x 3.66m (12'10 x 12'0) - Double glazed bay window to front, ceiling light, radiator and carpeted,

Kitchen - 3.43m x 2.72m (11'3 x 8'11) - Half glazed door onto terrace area with stairs leading down to rear garden, range of base units with rolled edge worksurfaces and matching eye level wall mounted units, stainless steel sink with drainer and mixer tap, tiled splashbacks, oven with four ring gas hob and extractor hood above, space for fridge freezer and washing machine, coved cornice, ceiling light, radiator and Laminate flooring.

Bedroom One - 4.04m x 3.66m (13'3 x 12'0) - Double glazed window to rear, coved cornice, picture rail, ceiling light, radiator.

Bedroom Two - 2.74m x 1.75m (9'0 x 5'9) - Carpeted, double glazed window to front, coved cornice, picture rail, ceiling light, radiator and carpeted,

Bathroom - 2.11m x 1.85m (6'11 x 6'1) - Double glazed obscure window to side, bath with taps and shower over, wash hand basin with taps, WC, ceiling light, coved cornice, heated towel rail and tiled flooring and walls,

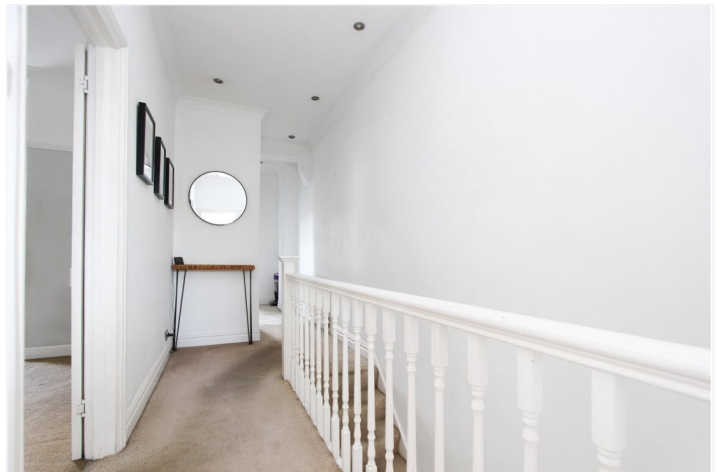
Externally -

Rear Garden - Rear garden accessed via stairs from the kitchen with patio and stone borders.

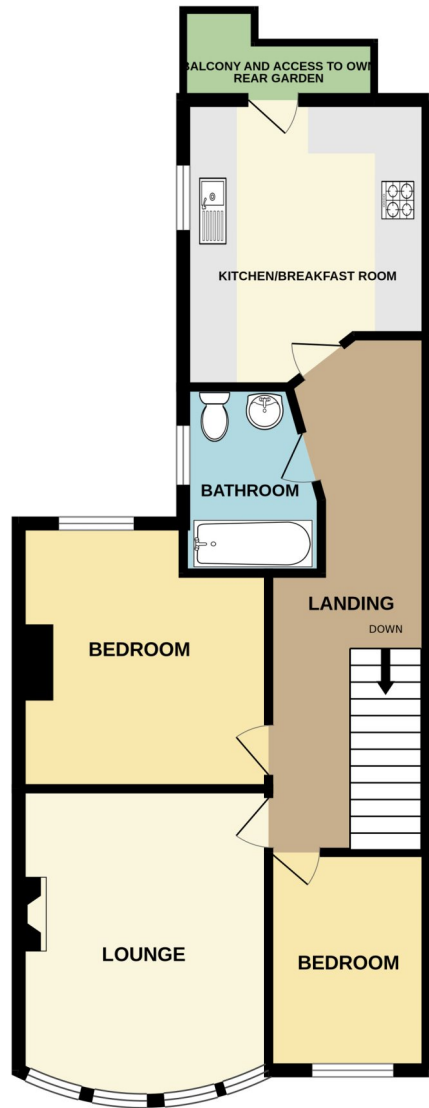
Lease Information - Lease 109 years remaining

Ground Rent: £150 Per Annum





# 1ST 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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 109 year and 1 months

**Service Charge:** £975 per annum

**Ground Rent:** £ 125 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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