



HADLEIGH ROAD, LEIGH ON SEA

GUIDE PRICE:- £300,000 to £325,000 SHARE OF FREEHOLD

A LOVELY TWO BEDROOM GROUND FLOOR APARTMENT WITH PARKING ON THE SOUGHT- AFTER MARINE ESTATE

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DESCRIPTION:

Located in the highly sought-after Marine Estate, this ground floor flat offers bright and spacious accommodation throughout. It benefits from a private entrance, allocated parking, and a share of the freehold. With no onward chain, it is perfect for first-time buyers, downsizers or investors.

Internally, the property features a large lounge with feature fireplace, a well-equipped kitchen with integrated appliances, a spacious main bedroom with built-in wardrobes, a second double bedroom, and a modern shower room.

Externally, the property boasts an allocated parking space at the rear, surrounded by well-kept communal gardens.

This flat is superbly situated within walking distance of Leigh Station, Old Leigh, The Broadway and several local amenities, with excellent transport links and school catchment areas.

Accommodation Details:

Lounge: - 6.31m x 4.54m (20'8" max x 14'10" max) Feature fireplace, wood effect laminate flooring, coving, radiator, Double glazed window to rear and private entrance door.

Kitchen: - 3.55m x 3.37m (11'7" x 11'0") Double glazed window to rear. range of working surfaces with base units below and above, integrated Bosch oven and hob, fridge & freezer, space for washing machine, tiled floor.

Main Bedroom: - 4.29m x 3.09m (14'0" x 10'1") Double glazed rear window, fitted wardrobes, carpeted flooring, radiator.

Bedroom Two: - 3.63m x 2.38m (11'10" x 7'9") Double glazed rear window, carpet, coving, radiator.

Shower Room: - 2.65m x 1.77m (8'8" x 5'9") Corner shower, vanity unit with wash basin, WC, towel radiator, tiled walls and floor.

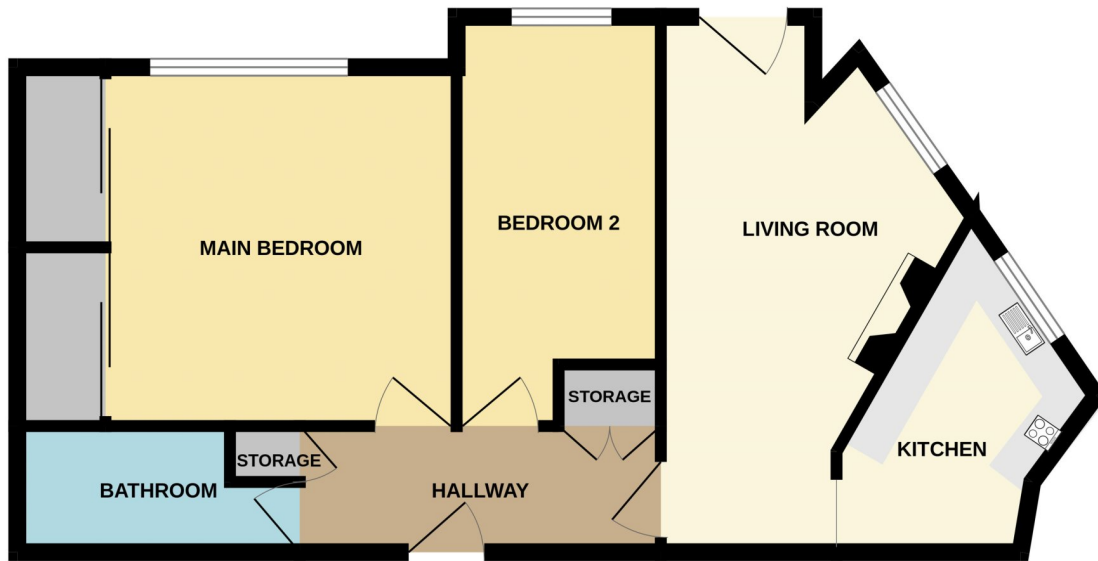
Hallway: -3.45m x 1.80m (11'3" x 5'10")

Second entrance via communal door, two storage cupboards, wood flooring.

Exterior: - Communal gardens and allocated parking space.



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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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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 163 years left

Service Charge: £1060 per annum

Council Tax Band: D

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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