



PALL MALL, LEIGH ON SEA  
£325,000 LEASEHOLD

## A LOVELY THREE BEDROOM SPLIT LEVEL SPACIOUS APARTMENT MINUTES FROM LEIGH BROADWAY

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#### DESCRIPTION:

Winkworth of Leigh are delighted to present this charming three double bedroom split level apartment located on Pall Mall, Leigh-On-Sea. This spacious flat offers a perfect blend of comfort and modern living, making it an ideal choice for first time buyers, families or professionals seeking a vibrant community.

Situated in an excellent location, this home is just a short stroll from Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. The nearby Leigh and Chalkwell train stations offers easy access to London, making it perfect for commuters. Furthermore, the property is within the catchment area for Leigh North Street Primary School, making it an excellent choice for families with children.

We would strongly advise an internal viewing to appreciate the accommodation on offer.

Accommodation Comprises - The property is approached via a communal door into communal hall with mat well,

carpeted, dado rail, ceiling light, under stairs storage. Private entrance door into:

Entrance Hall - Wood effect laminate flooring, ceiling light, stairs leading to the first-floor landing.

First Floor Landing - Carpeted, two ceiling lights, column radiator. Stairs to 2nd Floor. Doors into:

Lounge: - 5.51m x 4.09m (18'1 x 13'5) max. Double glazed window to front aspect. Oak wood flooring coved cornice, ceiling rose with light, feature fireplace with open flue and two radiators.

Kitchen: - 3.02m x 2.24m (9'11 x 7'4). Double glazed window to side aspect. The kitchen is fitted to include a Quartz effect worksurface with Quartz effect back splash, range of base and wall cabinetry, integrated dishwasher, integrated washing machine, integrated fridge freezer, sink with mixer tap, integrated oven with four ring and extractor above. Tiled flooring and spotlighting.

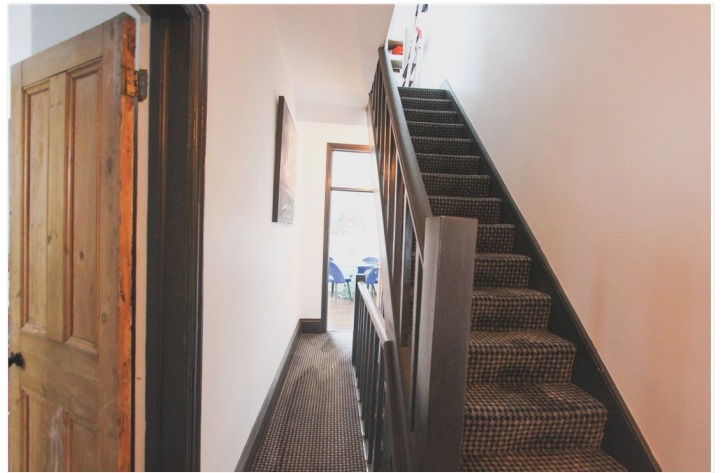
Bathroom: - 3.02m x 2.24m (9'11 x 7'4). Single glazed obscure window to side aspect, freestanding claw footed bath, shower cubicle with tiled walls and Rainfall shower, WC, wash hand basin, tiled splashback and radiator. Tiled effect lino flooring and spotlighting.

Bedroom Two: - 3.91m x 3.33m (12'10 x 10'11). Single glazed sash window to rear aspect. Wood effect laminate flooring, spotlighting and radiator.

Bedroom Three: - 3.91m x 3.28m (12'10 x 10'9). Single glazed sash window to the rear aspect, Wood effect laminate flooring, ceiling light and radiator.

Second Floor Landing: - Carpeted, ceiling light, cupboard with space for tumble dryer. Door to:

Bedroom One: - 5.89m x 4.47m (19'4 x 14'8) max. Double glazed window to front aspect and double-glazed skylight window to rear aspect, Wood effect laminate flooring, wall three eaves storage cupboards and radiator.



GROUND FLOOR

1ST FLOOR

2ND 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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**Tenure:** Leasehold

**Term:** 126 year

**Service Charge:** £250 pa plus £289 Buildings insurance pa

**Ground Rent:** £100 pa

**Council Tax Band:** C

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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