

RAYLEIGH ROAD, EASTWOOD, LEIGH ON SEA  
**£325,000 LEASEHOLD**

## SPACIOUS TWO-BEDROOM PENTHOUSE APARTMENT WITH GATED PARKING

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

**Winkworth**

for every step...

*winkworth.co.uk*





#### DESCRIPTION:

Introducing this spacious penthouse apartment boasting two double bedrooms. This property exudes a bright, clean, and well-maintained ambiance, offering a spacious and secure living space perfect for contemporary living.

The apartment features secure parking and is set within a purpose-built development, providing convenience and peace of mind for residents. With its modern design and amenities, this property offers a comfortable and stylish lifestyle for those seeking a high-quality living space.

The apartment's location provides easy access to local amenities, transport links, and recreational facilities, making it an ideal choice for those looking for a convenient and desirable place to call home.

Featuring two spacious bedrooms, one with en-suite, modern family bathroom, study and an exceptionally large open plan kitchen/lounge.

Located across the road from Eastwood Park, this property is close to local amenities and only a short distance from Rayleigh Train Station, Leigh Broadway and the Seafront.

Entrance: - Communal door into communal hallway with entry phone system stairs

leading to top floor. Private entrance door into:

Hallway - Wood effect laminate flooring, entry phone system, radiator, spotlights. Double doors leading to:

Open Plan Lounge/Diner/Kitchen: - 27'9 max x 16'10 A large and spacious area commencing with: -

Lounge/Dining Area: - Three double glazed windows to rear and further double-glazed window to side, Wood effect laminate flooring, three electric heaters. Open to: -

Kitchen Area: - Double glazed window to side, range of wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, integrated NEFF hob and oven with extractor over, dishwasher. Wood effect laminate flooring, spotlights.

Bedroom One: - 16'5 x 15'11 max. A large main bedroom with

double glazed Velux window to front, fitted carpet, spotlights, electric heater.

En-Suite: - 8'2 x 5'9. A three-piece suite comprising of shower cubicle, wash hand basin with taps, WC, towel rail, extractor. Tiled flooring and walls,

Bedroom Two: - 16'5 x 7'8. Double glazed Velux window to front. ceiling light, access to loft, fitted carpet and electric heater.

Storage Space/Office: - 8'7 x 4'1. Fitted carpet, space for washing machine, storage cupboard, eaves storage, extractor, wall lights.

Bathroom: - 8'2 x 8'2. A white four-piece suite comprising of bath with taps and shower attachment, wash hand basin with mixer tap and mirror over, shower cubicle, heated towel rail, extractor. Tiled flooring and walls,

Externally: -

Parking: - Parking space and visitor bays to the rear of the property via secure entry gates.

Lease Information: - Lease: 111 years remaining

Ground Rent: £500 Per Annum

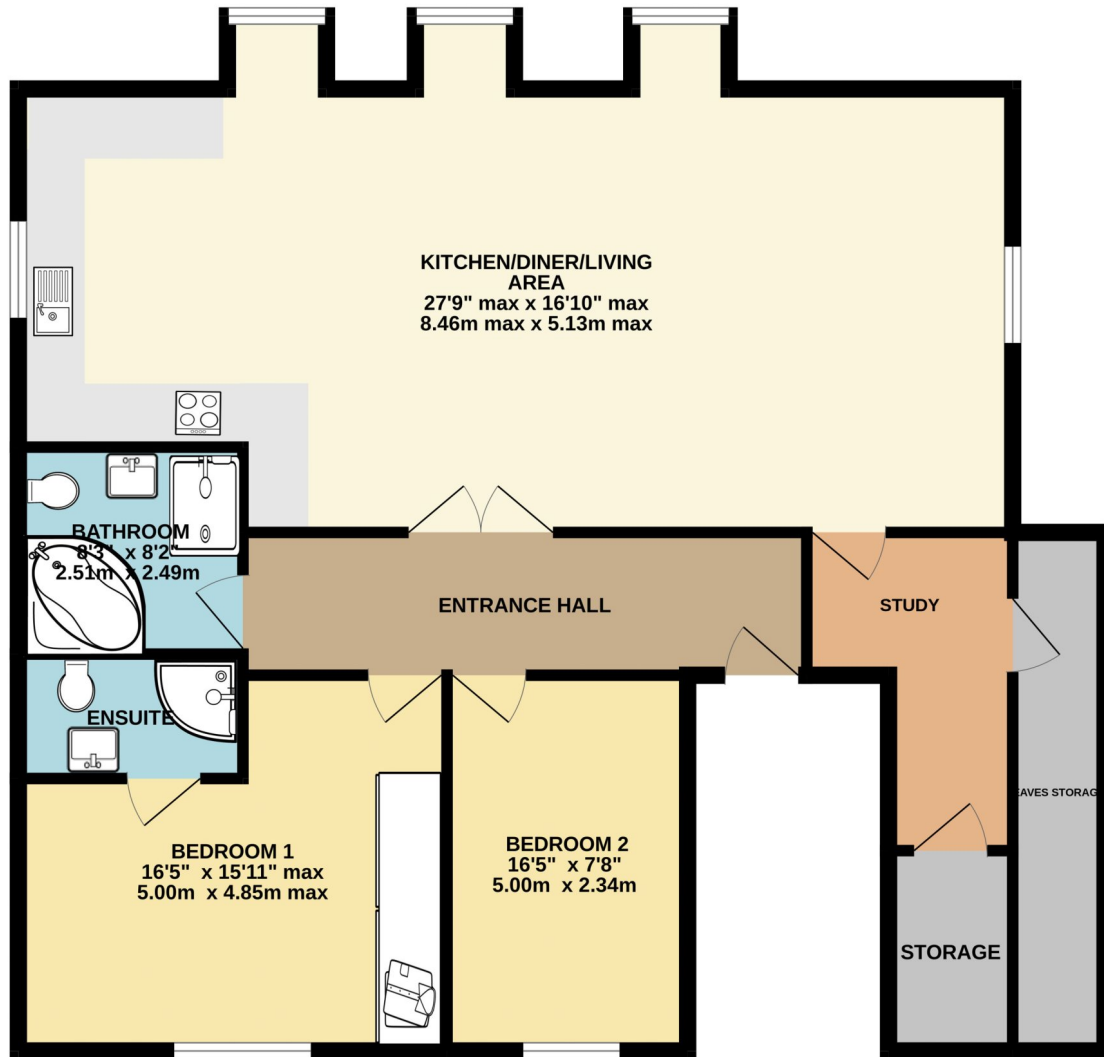
Service Charge: £3000 Per Annum (including building insurance).

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





## 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.

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.

**Tenure:** Leasehold

**Term:** 109 year

**Service Charge:** £3000 per annum

**Ground Rent:** £ 500 Annually (subject to increase)

**Council Tax Band:** E

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.

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

**Winkworth**

for every step...

[winkworth.co.uk](https://www.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.