

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Leigh Heath Court, London Road, Leigh-on-Sea, SS9 2QP



£230,000

We are delighted to offer for this sale with NO ONWARD CHAIN this spacious two bedroom apartment in a prominent location of Leigh-on-Sea. Situated on the top floor of this 1930's Art Deco style building, this lovely home is also within a short distance to Leigh mainline railway station. Featuring a spacious lounge with access to private balcony with views towards the Thames Estuary; two good size bedrooms; modern bathroom suite and kitchen; long lease of 149 years and SHARE OF FREEHOLD.

EPC:D, Our Ref: 16259

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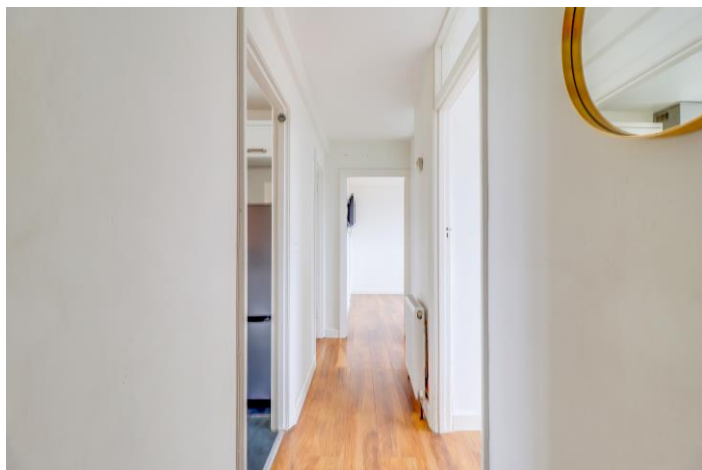
Accommodation comprises entrance via secure communal door to:

COMMUNAL HALLWAY

Stairs to all floors. Private solid wood door to:

ENTRANCE HALL

Skimmed ceiling. Phone entry system. Built in storage cupboard. Radiator. Laminate flooring. Doors to:



KITCHEN 8' 10" x 8' 3" (2.69m x 2.51m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units. Roll edge worktops. Stainless steel sink/drain. Integrated four ring electric hob. Extractor fan above. Integrated electric oven. Space for fridge/freezer and washing machine. Tiled splashbacks. Tiled floor.



LOUNGE 13' 8" x 11' 10" (4.17m x 3.61m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to private balcony with views towards Thames Estuary. Radiator. Laminate floor.



BEDROOM ONE 11' 4" x 11' 1" (3.45m x 3.38m)

Skimmed ceiling. Double glazed window top front aspect. Built in storage cupboards. Airing cupboard housing combi boiler. Radiator. Laminate floor.



BEDROOM TWO 11' 8" x 7' 10" (3.56m x 2.39m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Laminate floor.



BATHROOM 8' 3" x 5' 10" max (2.51m x 1.78m)

Skimmed ceiling. Obscured double glazed window to front aspect. Panel bath with mixer shower. Close coupled WC. Wash hand basin with storage beneath. Chrome heated towel rail. Part tiled walls. Tiled floor. Extractor fan.



EXTERIOR

Well tended communal gardens to front and rear. Communal roof terrace with amazing views.



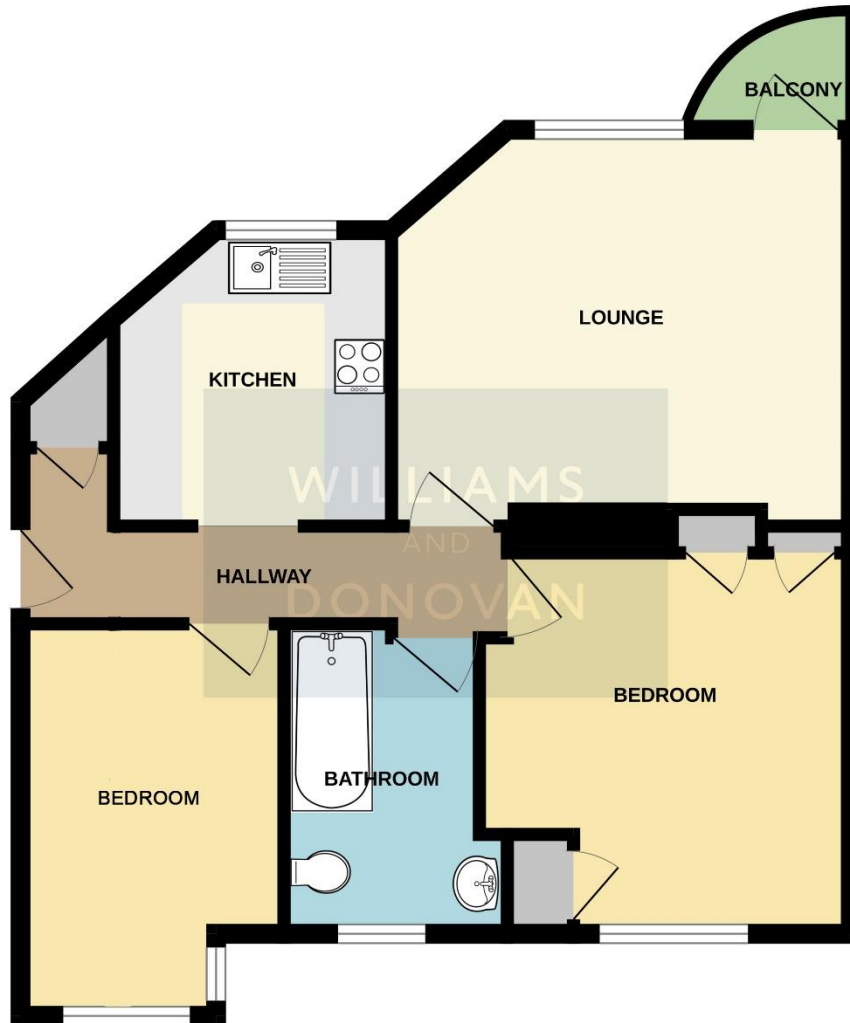
AGENT NOTES

Lease length: 149 years

Ground Rent: Zero

Service Charges: £570 every 6 months.

546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.

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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