

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Kingswood Lodge, 109 Kingswood Chase, Leigh-on-Sea, SS9 3BE



### £265,000

Offered for sale with NO ONWARD CHAIN, this two bedroom first floor apartment is situated in a desirable Leigh-on-Sea location within easy walking distance of West Leigh Primary, Bonchurch Park and the many shops and amenities on London Road. The property benefits from having a 16' 3" lounge; two good sized bedrooms; own garage with parking to the front and lovely communal gardens. The lease is currently being extended to 160 years approx. EPC rating - C. Our ref: 16466

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Accommodation comprises:

Entrance via communal door with secure phone entry system, to COMMUNAL HALL. Stairs to FIRST FLOOR. Door to GARDEN.

Personal entry door to:

## HALLWAY

Loft access. Storage cupboard. Secure phone entry system. Radiator. Storage cupboard. Doors to:

## LOUNGE 16' 3" x 9' 9" (4.95m x 2.97m)

Coved ceiling. Bay window to front aspect. Radiator.



## KITCHEN 9' 1" x 7' 5" (2.77m x 2.26m)

Obscure window to side aspect. Range of base and eye level units with rolltop working surfaces and part tiled splashback. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor over and electric oven under. Space for fridge/freezer. Space and plumbing for washing machine. Laminate flooring.



## BEDROOM ONE 12' 8" max. x 9' 2" (3.86m x 2.79m)

Window to front aspect. Radiator.



## BEDROOM TWO 9' 10" x 7' 4" (3m x 2.24m)

Window to front aspect. Radiator.



## BATHROOM 7' 6" x 5' 5" (2.29m x 1.65m)

Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with mixer shower over. Extractor fan. Laminate flooring.





**OUTSIDE OF PROPERTY:**

Communal gardens to front and rear. Brick wall to front boundary.

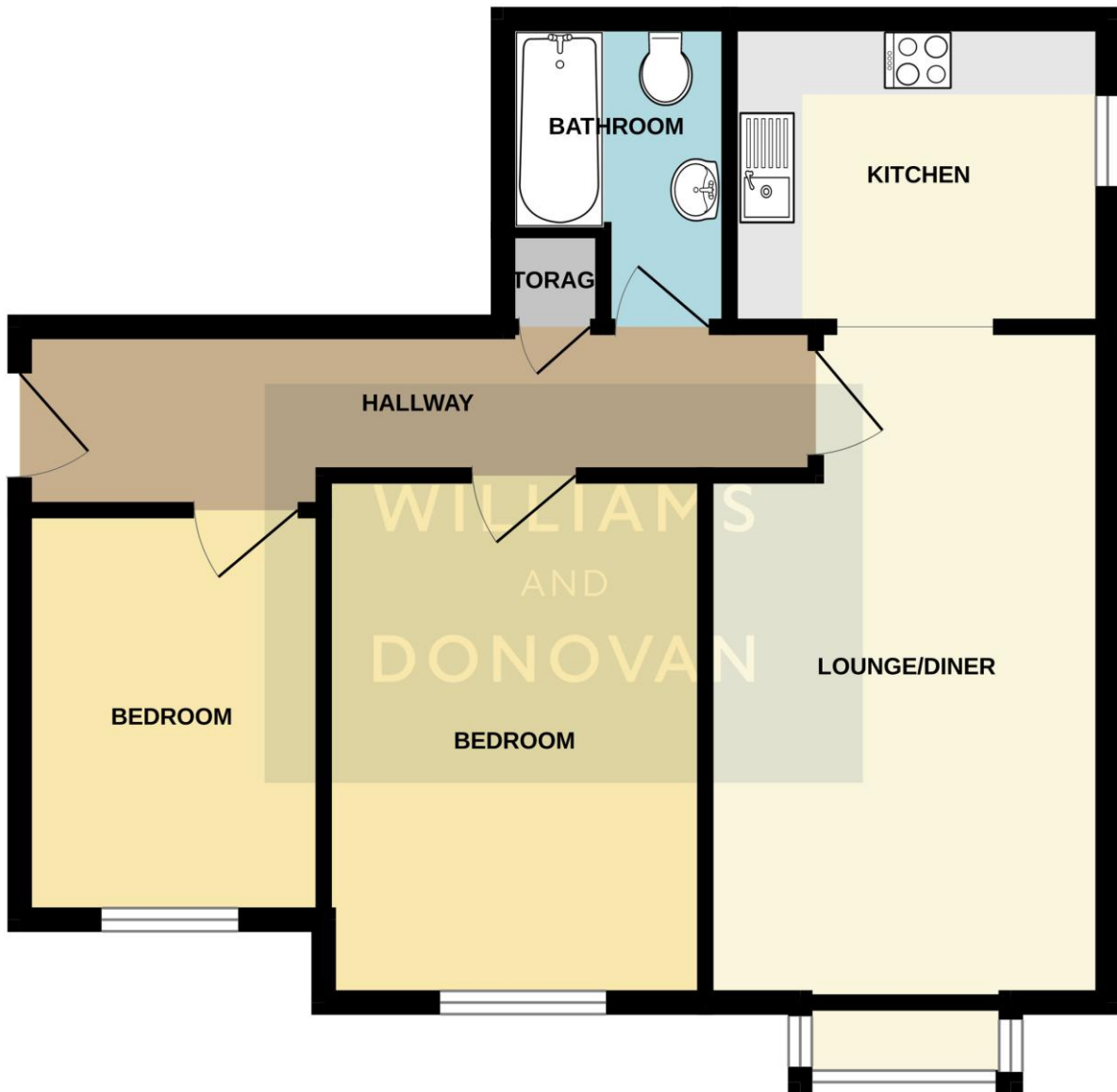


**GARAGE** with parking to front.



**Agent's Note:**  
The lease is currently being extended to 160 years approx.  
Ground rent - £200 per annum.  
Service charge - £2,032.44 per annum.

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.0 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 can be made as to their condition or efficiency.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.