



FOR SALE

Chalkwell Park Drive, Leigh-On-Sea SS9 1NR

Guide Price £125,000 Leasehold Council Tax Band - B

- One Bedroom Ground Floor Retirement Apartment
- Over 55's Living
- Central Leigh On Sea Location
- Large Lounge/Dining Area
- Newly Fitted Bathroom
- Fitted Kitchen With Space For Appliances
- Stunning Communal Gardens
- Large Bedroom With Storage
- Ample Storage Space Throughout
- Close To Local Amenities And Restaurants

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

WOULD YOU LIKE A RETIRMENT HOME ONLY A SHORT WALK FROM LEIGH BROADWAY?

We are please to bring to market Chalkwell Park Drive, Leigh-On-Sea - a charming location for this delightful one-bedroom ground floor flat, perfect for those seeking a peaceful retirement setting.

Upon entering, you are greeted by a spacious lounge area, ideal for relaxing or entertaining guests. The newly fitted bathroom adds a touch of modern elegance to the property, while the fitted kitchen with ample space for appliances ensures convenience in your daily routine.

One of the highlights of this property is the lovely balcony, offering a tranquil outdoor space where you can enjoy a cup of tea while soaking in the fresh air. With 429 sq ft of living space, this home provides a cosy and manageable environment for those looking to downsize without compromising on comfort.

Situated in an over 55 retirement home, this flat offers a sense of community and security, making it an ideal choice for those looking for a peaceful and supportive living environment. You also have the added bonus of being located just off The Broadway so in close proximity to independent shops and restaurants alongside being a short walk away from the seafront!

General Information

Over 55's

Management company - Sanctuary Housing

Communal Lounge and Kitchen Area

Communal rear gardens

First come first serve parking

24hr Careline system

In house manager

Hallway

7'4" x 6'2" (2.26 x 1.90)

Wooden door to entrance, carpet flooring, storage heater, storage cupboard, pendant lighting.

Lounge/Diner

16'9" x 10'6" (5.13 x 3.21)

Carpet flooring, storage heater, double glazed sliding door to balcony, electric fireplace, coving to ceiling, ceiling mounted lighting.

Kitchen

11'7" x 6'2" (3.55 x 1.90)

Laminate flooring, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, space for cooker, space for fridge/freezer, space and plumbing for washing machine, storage cupboard, ceiling mounted lighting.

Bedroom 1

9'1" x 7'10" (2.78 x 2.41)

Carpet flooring, storage heater, double glazed window to side aspect, fitted wardrobes, pendant lighting.

Bathroom

7'6" x 6'2" (2.31 x 1.90)

Newly fitted - laminate flooring, partially tiled walls, hand basin, panelled bath with shower system over, W/C, extractor, ceiling mounted lighting.

Balcony

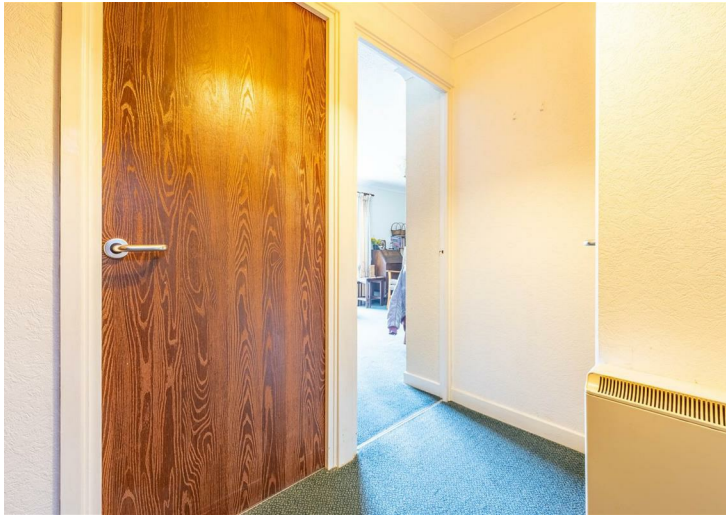
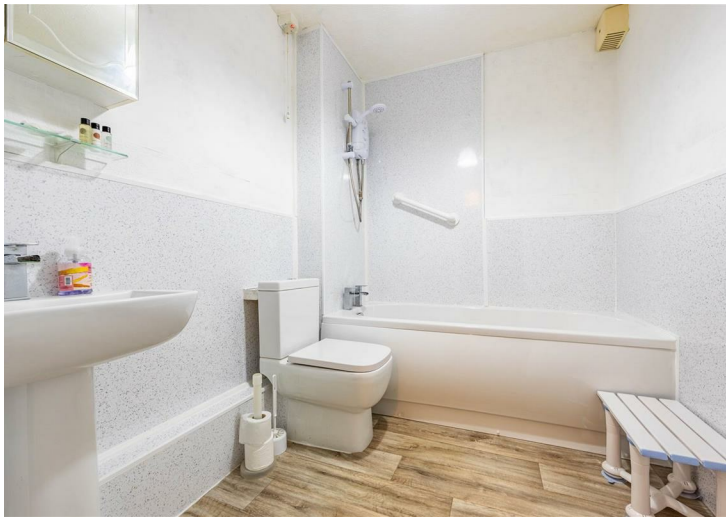
Decked balcony space.

Tenure

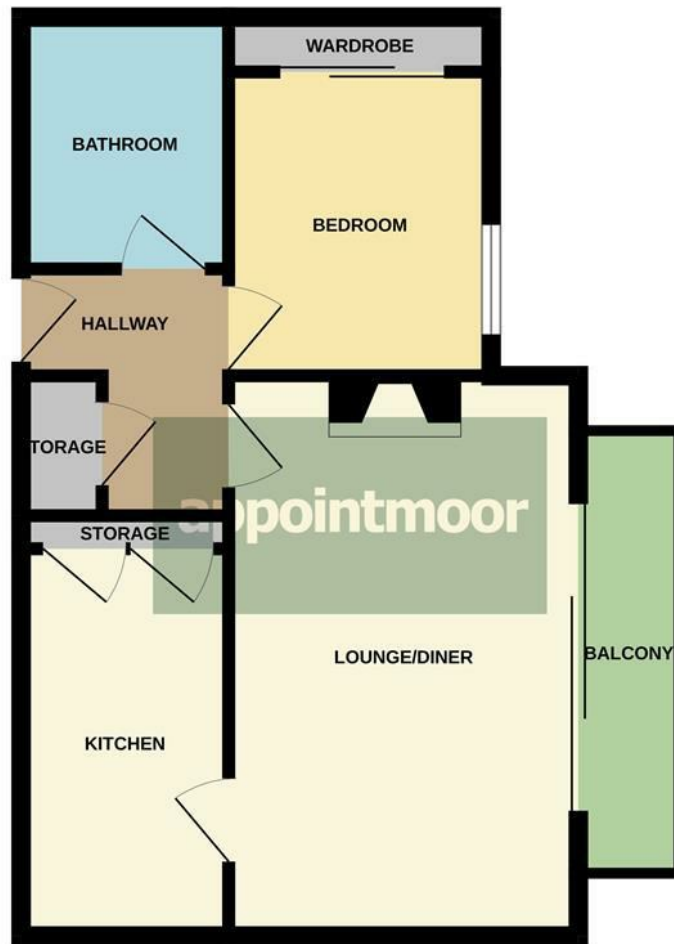
Leasehold

62 year lease remaining

Service Charge advised by vendor to be £220 per month which includes Ground Rent and Building Insurance



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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