



# FOR SALE

## **Kingswood Chase, Leigh On Sea SS9 3BE**

**Offers In Excess Of £230,000   Leasehold   Council Tax Band - C**

- Two Bedroom First Floor Apartment
- Spacious Throughout
- Fitted Kitchen With Space For Appliances
- Central Leigh-On-Sea Location
- Private Garage & Parking
- Stunning Communal Gardens
- Walking Distance To Leigh Broadway
- Close To Local Amenities
- Easy Transport Routes
- Sold With No Onward Chain

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

**appointmoor**

## Description

Situated in the heart of Kingswood Chase, Leigh On Sea, this charming first-floor apartment is a gem waiting to be discovered. Boasting a cozy reception room, two bedrooms, and a three piece bathroom, suite this property is ideal for a first-time buyer or savvy investor looking to expand their portfolio.

With a generous 586 sq ft of living space, this apartment offers a comfortable and inviting atmosphere. The private garage and parking space provide convenience and security, ensuring that your vehicle is always safe and easily

accessible.

The two double bedrooms are perfect for creating a peaceful retreat, while the fitted kitchen offers a functional space to whip up delicious meals. The three-piece bathroom suite adds a touch of luxury to this lovely abode.

Located in a central area of Leigh On Sea, you'll have easy access to all the amenities and attractions this vibrant town has to offer. You are also within a commutable distance to Leigh On Sea station and have direct access to a range of transport links.

### Entrance

Wooden door to entrance, phone entry system, carpet flooring, radiator, loft access, storage cupboard, ceiling mounted lighting.

### Lounge

Carpet flooring, radiator, single glazed bay window to front aspect, coving to ceiling, pendant lighting.

### Kitchen

Laminate flooring, single glazed obscure window to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, integrated oven, 4 point electric hob with extractor over, space for fridge/freezer, space & plumbing for washing machine, part tiled splashback, ceiling mounted lighting.

### Bedroom 1

Carpet flooring, radiator, single glazed window to front aspect, pendant lighting.

### Bathroom

Laminate flooring, partially tiled walls, bath with shower system over, hand basin, W/C, extractor, ceiling mounted lighting.

### Bedroom 2

Carpet flooring, radiator, single glazed window to front aspect, pendant lighting.

### Garage

Up and over door, concrete flooring.

### Front Of Property & Parking

Communal door to entrance, parking to the rear in front of private garage.

### Tenure

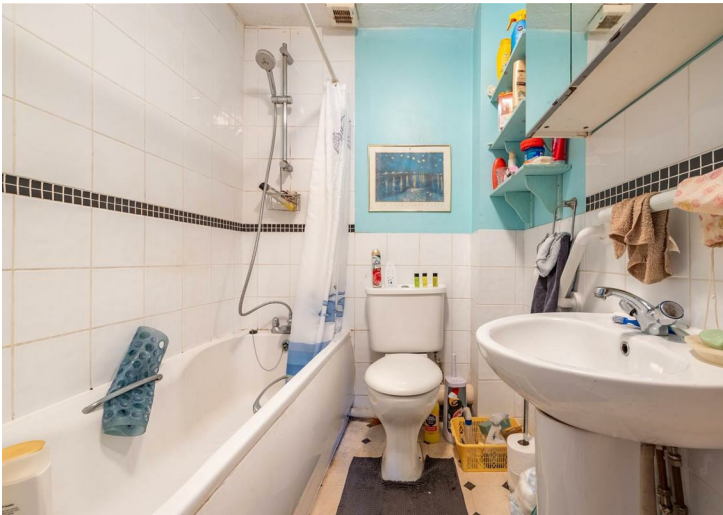
Leasehold

70 years remaining

Ground Rent £200 per annum

Service Charge £2,120.13 per annum.

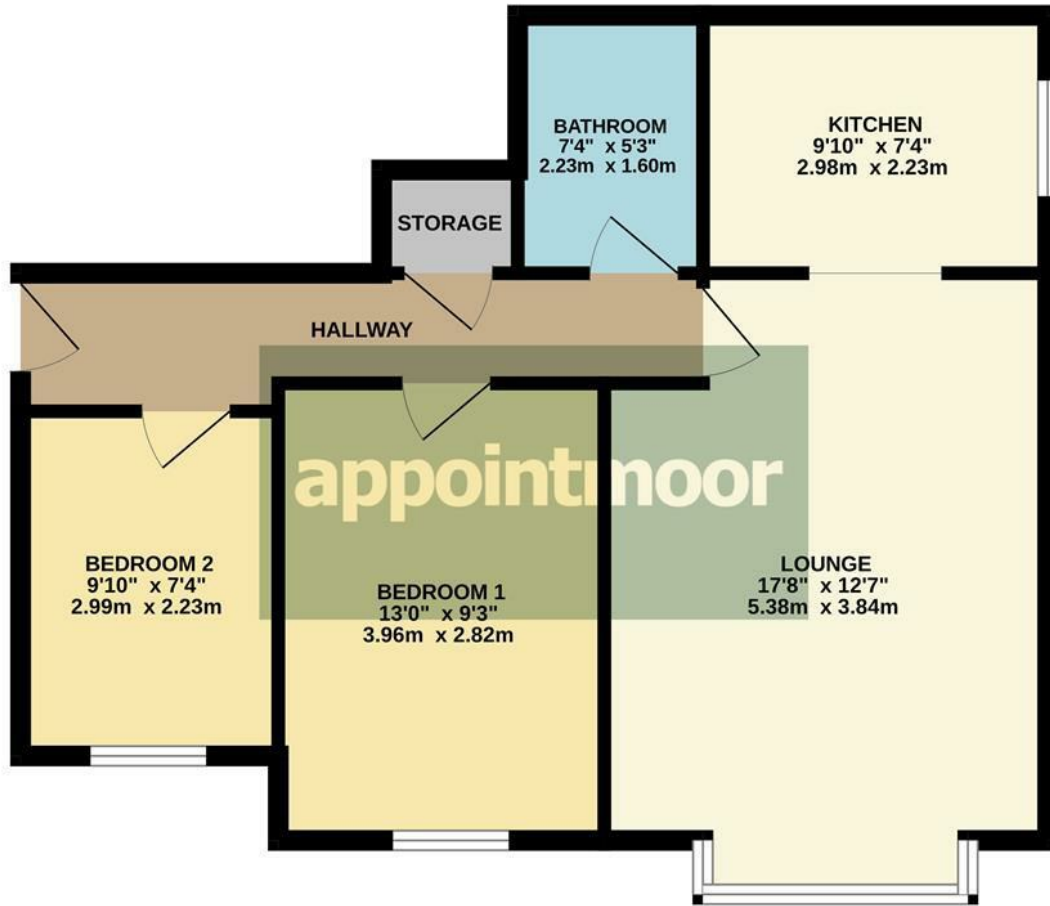






# FIRST FLOOR

586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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