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## 4 Marlborough Court Woodfield Road, Leigh On Sea, SS9 1ES

**Guide Price £245,000**

We are delighted to offer for sale this well maintained first floor apartment being situated within a prime location, South of Leigh road and within a short walk to Leigh Broadway and Chalkwell station . The property offers a spacious lounge, double bedroom, fitted kitchen and a bathroom/wc. There is gas central heating and double glazing and the added advantage of off street parking and no onward chain.



Door to communal entrance lobby with stairs to first floor and personal door to.

### Entrance hall

Carpeted, wall papered walls, wall mounted security entry phone, radiator, wall mounted thermostat, doors off onto:

### Lounge 15'1 to bay x 13'1 to bay (4.60m to bay x 3.99m to bay)



Carpeted, wallpapered walls, double glazed bay window to front, double glazed bay window to side, radiator.

### Double bedroom 12 max x 9'10 max (3.66m max x 3.00m max)



Carpeted, wall papered walls, double glazed windows to side, radiator.

### Kitchen 11 x 7'1 max (3.35m x 2.16m max)



Fitted with cupboard and drawer base units and eye level wall cupboards with rolled top work surfaces and tiled splashbacks, stainless steel sink unit with single bowl, single drainer and mixer tap, built in four ring electric hob with electric oven under and extractor over, washing dryer, built in under counter

fridge with freezer compartment, breakfast bar, wall mounted boiler serving gas central heating and domestic hot water system, double glazed window to rear, door with rear access to parking space via staircase.

### Bathroom/wc 5'1 x 6 (1.55m x 1.83m)

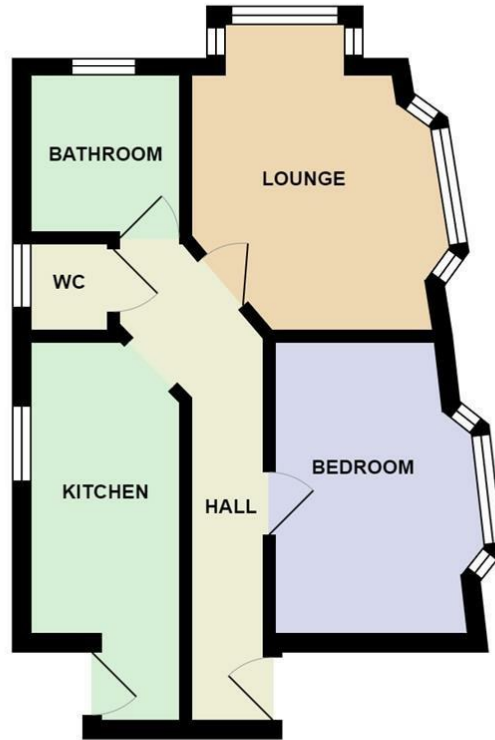


Fitted with panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mirrored cabinet over, tiled flooring, part tiled walls, radiator, opaque double glazed window to side, wall mounted towel rail, separate WC, low level WC, vinyl flooring, wallpapered walls, opaque double glazed window to rear.

### Externally

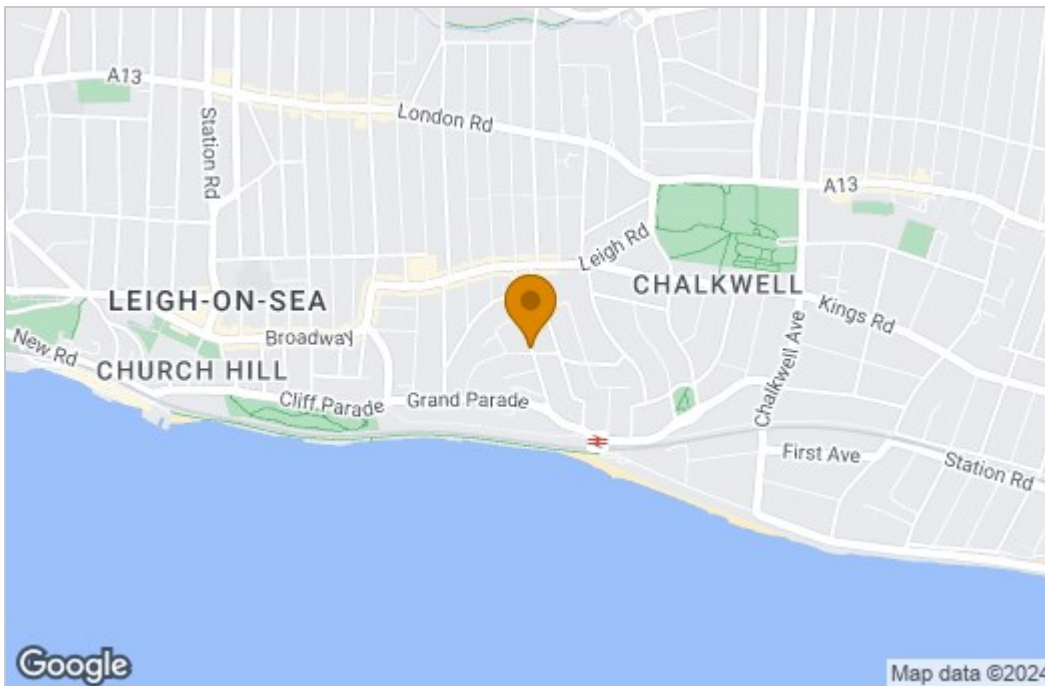
Off street parking for one vehicle to side of property,

## Floor Plan

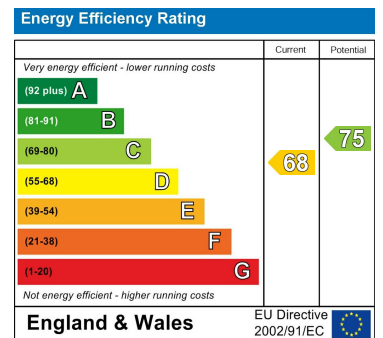


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## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

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