



## 00 Leigh Hall Road, Leigh-On-Sea, SS9 1QZ Offers in excess of £229,995

**\*\* NO ONWARD CHAIN \*\***  
**\*\* QUICK BUYER REQUIRED \*\***  
**\*\* CASH ONLY \*\***

A superb opportunity to purchase this ground floor, spacious apartment which is situated in the heart of the popular town of Leigh On Sea.

Leigh on Sea is an attractive sea side town neighbouring Southend On Sea which has many attractions, shops, public houses school and close to the lovely beaches.

This home will appeal to many due to the character it holds and briefly consists: Entrance hall, Sitting room/dining room into the conservatory. The kitchen and rear hall that leads to the outside then leads to the bathroom. Enjoying one bedroom and store room with a stunning bay fronted window.

The property also enjoys a lawned garden to the rear

Shareholder of freehold



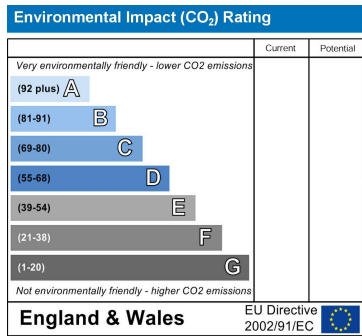
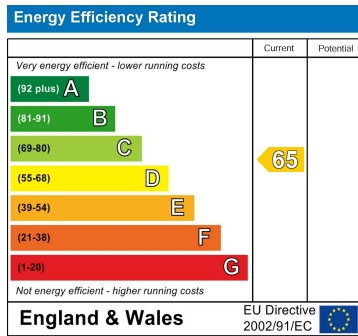
**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**LEASEHOLD INFO**

We have been advised that there are 63 years remaining on the lease.  
There is a share of the freehold.

Please note this must be checked through the conveyancing process.



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