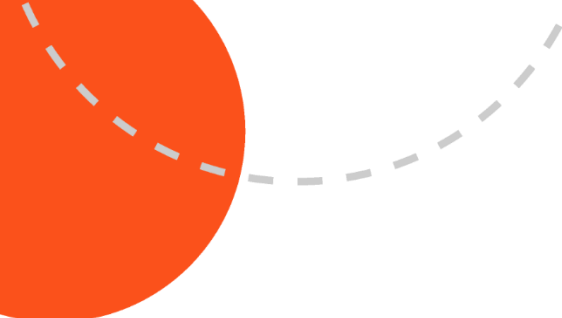




20 Woodfield Park Drive, Leigh-On-Sea, Essex, SS9 1LW  
One Bedroom Ground Floor Flat / Price: £249,995 Leasehold / Tel: 01702 207720







We are delighted to announce the sale of this spacious **one bedroom** ground floor flat with the benefit of a private rear garden. The property comprises of a welcoming entrance hall, lounge with bay window to the front, a double size bedroom with door and windows overlooking the garden, white shower suite, a fitted kitchen and a useful lean to/store. The property is clean and tidy inside but offers huge potential for those buyers with a keen eye for design.

Location wise, you will find the property very close to the Leigh Road shops and eateries plus trains into London from Chalkwell station are just over ten minutes walk away. A perfect retirement or first time buy.

Find us on



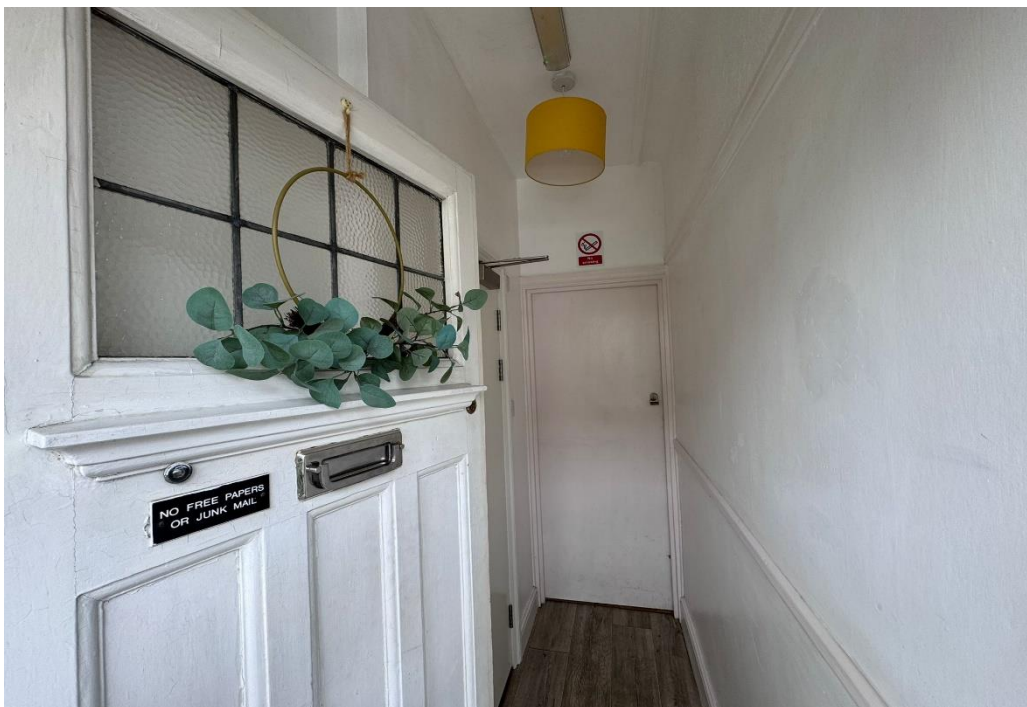
**A space to  
call home.**

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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## Highlights

- / Ground Floor Flat
- / Clean & Tidy Living Space
- / Lounge with Bay Window
- / White Shower Room
- / Fitted Kitchen Units & Lean To
- / Double Bedroom
- / Central Location close to Leigh Road shops
- / Short Walk To Chalkwell Train Station
- / EPC Rating





Wooden entrance door with leadlight panel leading to:

### **Communal Entrance Lobby /**

Plastered ceiling, picture and dado rail, floor covering, further private entrance door to:

### **Entrance Hall /**

Radiator, understairs storage cupboard, laminate wood floor covering, picture and dado rail, plastered ceiling, power points, white wood doors leading to rooms.

### **Lounge /**

15'4 x 12'4

Glazed bay window to front aspect, radiator, coved and papered ceiling with ornate ceiling rose, fitted carpet, power points.

### **Kitchen /**

10'7 x 6'8

Fitted at both eye and base level in range of wood units with roll top working surface over, inset stainless steel sink unit with separate taps, appliance space for washing machine, space for over with gas point, power points, plastered ceiling, pantry cupboard housing wall mounted boiler, tiled works areas, glazed window to side aspect, laminate wood floor covering,

### **Lean To /**

10'4 x 5'2

Power points, outside toilet with fitted white suite, space for freestanding refrigerator, access onto garden.



## Bedroom / 13'4 x 10'9

Two glazed windows to rear aspect with central door leading onto and overlooking the garden, radiator, power points, laminate wood floor, coved and papered ceiling with ceiling rose.

## Shower Room /

White suite comprising of toilet, pedestal wash hand basin and walk in shower cubicle with integrated shower unit, plastered ceiling, extractor fan, radiator, tiled floors.

## Private Rear Garden /

Flagstone patio area, secure fenced boundaries, outside water tap, mature planting, garden shed.

## Terms of Lease /

An unexpired term of 107 years

## Ground Rent /

£62.50 every six months

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





