

* £325,000- £350,000 * STUNNING DEVELOPMENT * TWO SUN TERRACES * ALLOCATED PARKING * LONG LEASE * A stunning ground-floor apartment located within the popular modern complex, 'The Corona'. This immaculately presented apartment boasts two double bedrooms, an open-plan contemporary kitchen/reception room and a luxury three-piece family bathroom. The Corona offers a convenient central Leigh-on-Sea location and is within touching distance of Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. It also sits near the seafront and Chalkwell mainline railway station, serving London Fenchurch Street for commuters. For schooling, Leigh North Street is within the catchment area as well as Belfairs Academy.

- Secure and allocated parking
- Great sized double bedrooms
- Open-plan layout
- Communal garden, bin store and secure bike store
- Iconic building
- Two sun terraces
- Luxurious finish throughout
- Modern three-piece bathroom
- Central Leigh-on-Sea location
- Short walk to Chalkwell Station

Leigh Road

Leigh-On-Sea

£325,000

Price Guide



Leigh Road



Allocated Parking

One undercover parking space through an entrance/exit security gate into complex, including fob controlled underground car park entrance into building. Access to communal garden, secure bike store room, bin store.

Communal Entrance

Impressive marble floor tiling, lift access as well as a stairwell down to the parking level and communal gardens. Fob-controlled security entrance/exit security gate into complex including fob controlled underground car park entrance into building

Private Entrance Hallway

Colour video secure door entry system, large storage cupboard, spotlighting, skirting and oak engineered flooring with underfloor heating.

Open-Plan Kitchen/Reception Room

19'2" x 13'1"

Double glazed french doors and window to front aspect for main terrace access. Modern wood effect handleless kitchen units both wall-mounted and base level comprising; stone worktops, Pronteau copper boiling/cold water tap with secure click system and matching copper inset 1.5 sink with copper glass matching full splashback. Integrated Bosch appliances include; 70/30 fridge/freezer, dishwasher, washing machine/tumble dryer, single oven, eye-level Microwave, spotlighting, skirting, oak engineered flooring with underfloor heating.

Main Terrace

Composite decking, spotlighting, glass balustrades, access via kitchen/reception room and bedroom two.

Master Bedroom

12'7" x 9'10"

Double glazed french doors for access to the south-facing sun terrace, spotlighting, skirting and carpet and underfloor heating.

Master Bedroom Sun Terrace

South-facing with composite decking, glass balustrades and spotlighting.

Second Bedroom

12'6" x 10'4"

Double glazed door and window to front aspect for main terrace access, spotlighting, skirting and carpet and underfloor heating.

Three-Piece Family Bathroom

6'8" x 5'4"

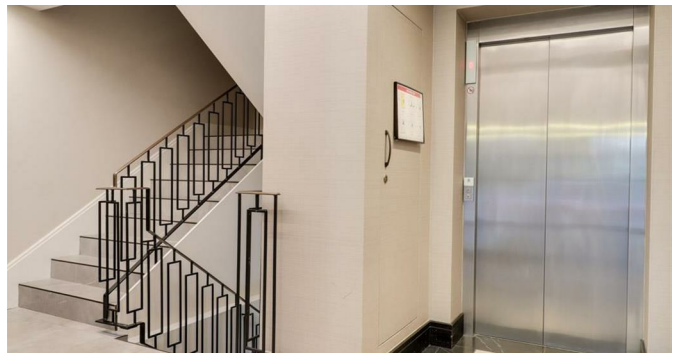
Porcelain wall and floor tiling with underfloor heating, bathtub with drencher head and secondary shower attachment, toilet with hidden cistern, wall-mounted wash basin with chrome mixer tap set into the wall, fitting for heated towel rail, inset shelf with a wall-mounted mirrored cupboard above, spotlighting, extractor fan.

Communal Garden

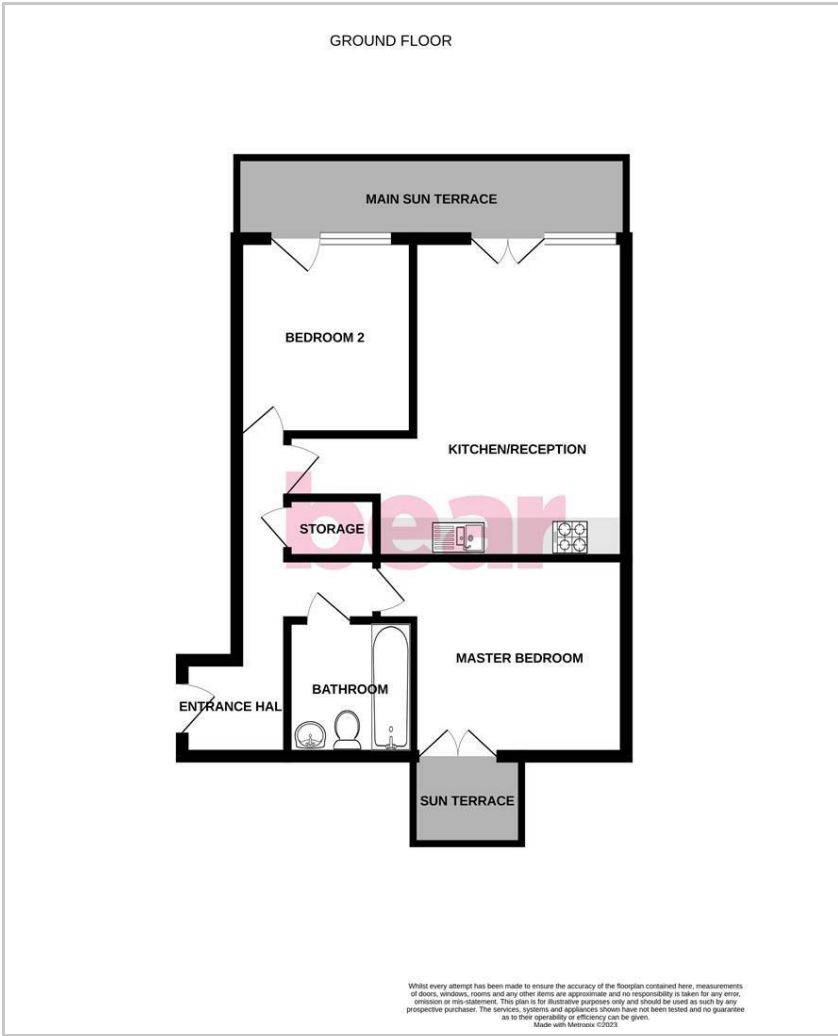
Lawn area and planting borders.

Agents Notes

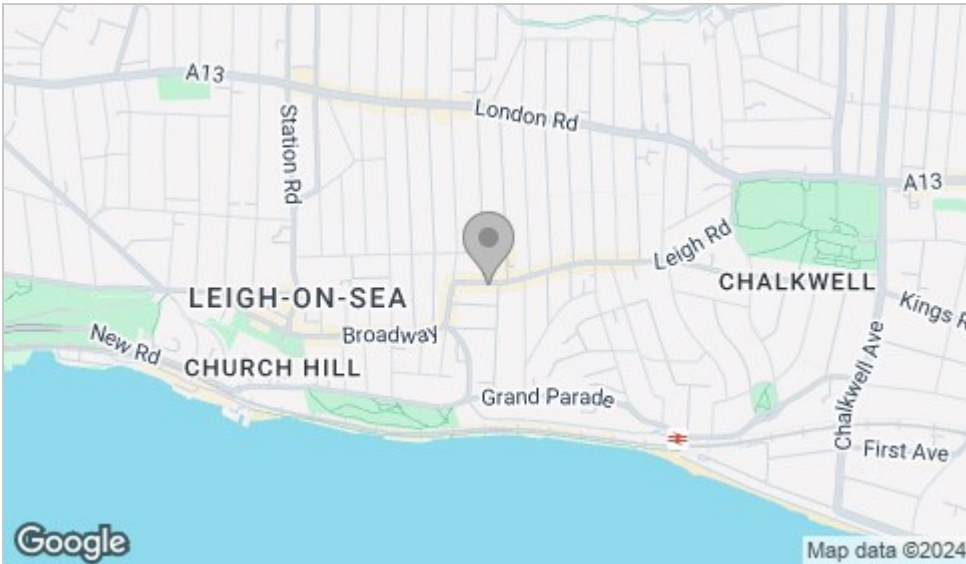
Underfloor Heating (all individual room controlled), combi boiler with warranty to 2027, communal sky system with dish, brass door handles and door stoppers to all doors/storage cupboard, TV high level wall sockets in rooms (to hide cables within walls between console and high wall level sockets).



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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	