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Estate Agents



* £190,000 - £210,000 * This delightful first-floor apartment boasts a contemporary kitchen that seamlessly flows into the living area, offering a perfect blend of style and functionality. With two generously sized bedrooms, a modern bathroom, and ample hall storage, this home is designed for comfortable living. The allocated parking space and multiple visitor parking spots ensure convenience for both residents and guests.

Situated just a short walk from Belfairs Woods and Golf Course, this property is ideally located for nature lovers and outdoor enthusiasts. The south-facing communal gardens provide a peaceful retreat, while the proximity to local amenities ensures all your daily needs are easily met. Enjoy the perfect balance of tranquility and convenience in this sought-after location.

- First Floor Apartment: Convenient and elevated living.
- Contemporary Finish Throughout: Stylish and modern interiors.
- Allocated Parking & Visitor Spaces: Hassle-free parking for you and your guests.
- Local Amenities Close By: Easy access to shops, restaurants, and services.
- 2 Good Size Bedrooms: Spacious and comfortable.
- Hall Storage: Ample space for keeping your home organised.
- Short Walk to Belfairs Wood: Enjoy nature and outdoor activities nearby.
- South Facing Communal Gardens: Beautiful, sunlit outdoor space.

Wayletts

Leigh-on-Sea

£190,000

Price Guide



Wayletts



Property Overview

This delightful first-floor apartment offers a contemporary kitchen open plan to the living area, two good size bedrooms, and a modern bathroom. There is allocated parking for one vehicle, and additional parking is provided with multiple visitor parking spaces. Belfairs Woods and Golf Course are under a mile away, offering a change from the secluded communal garden areas provided at The Rowans.

Ground Floor

The communal entrance welcomes you into a well-maintained building, setting the tone for this charming first-floor apartment. The hallway, with coving to the ceiling and power points, features two spacious storage cupboards, ensuring ample space for all your essentials. The contemporary kitchen, open plan to the living area, boasts a range of base and eye-level units, integrated appliances, and under-cabinet lighting, making it a stylish and functional space for cooking and entertaining.

First Floor

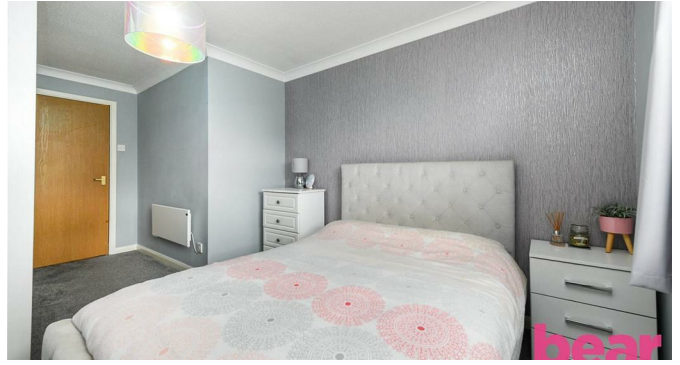
The apartment comprises two good-sized bedrooms, both with double glazed windows to the front aspect, providing plenty of natural light. The master bedroom offers ample space and comfort with its carpeted floor, TV point, and electric heater. The second bedroom, also carpeted, is perfect for a guest room, home office, or nursery. The modern bathroom features a panelled bath with an electric shower, a low-level WC, a wash hand basin unit with a monobloc tap, a heated towel rail, and laminate flooring.

Exterior

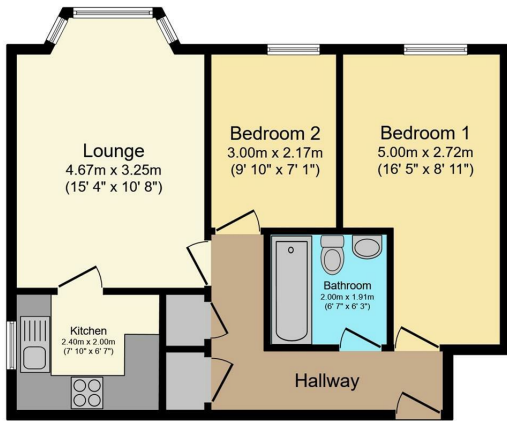
The south-facing communal gardens are beautifully maintained, providing a serene environment for relaxation. The gardens are mainly laid to lawn with mature shrub and flower borders, offering a picturesque setting for outdoor enjoyment. The property includes one allocated parking space, with additional visitor parking spaces available, ensuring convenient parking for both residents and guests.

School Catchment

The property is within the catchment area of several highly regarded schools, making it an excellent choice for families. The local schools are known for their strong academic performance and supportive community, providing an ideal environment for children to thrive.



Floor Plan

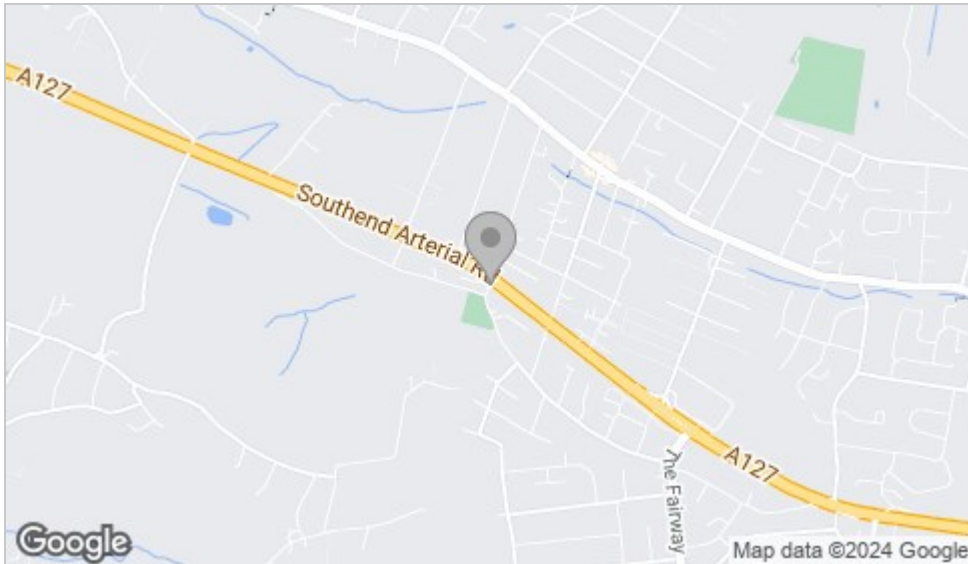


Total floor area 51.2 m² (552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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		