



\* GUIDE PRICE £250,000 - £260,000 \* RIGHT TO MANAGE WITH THE BLOCK MEANING COMPETITIVE MAINTENANCE FEES AND MINIMAL RISK OF SECTION 20S BEING SERVED \* HUGE LOFT SPACE WITH POTENTIAL \* LONG LEASE OF 973 YEARS \* Located in the charming area of Leigh-on-Sea, this delightful two-bedroom top-floor apartment on Ensign Close offers a perfect blend of comfort and convenience. The property features a spacious open-plan lounge and kitchen, ideal for both relaxation and entertaining. The modern shower room adds a touch of contemporary style, while the south-facing Juliette balcony invites an abundance of natural light, creating a warm and inviting atmosphere. One of the standout features of this apartment is the generous loft space, providing ample storage or the potential for further development, catering to your personal needs. The property also includes an allocated parking space, along with visitor bays, ensuring that parking is never a concern. The location is truly enviable, with Chalkwell Station just a short distance away, making commuting a breeze. Additionally, the nearby park and beach offer wonderful opportunities for outdoor activities and leisurely strolls. For those requiring access to medical facilities or travel, Southend Hospital and Airport are conveniently located within the area. This apartment is an excellent choice for first-time buyers, small families, or those seeking a peaceful retreat close to the vibrant amenities of Leigh-on-Sea. With its modern features and prime location, this property is not to be missed.

- Top floor apartment with south facing juliette balcony
- Two bedrooms
- Modern shower room
- Share of freehold with right to manage
- Chalkwell Station, Park and Beach all nearby, Southend Hospital and Airport within the area
- One allocated parking space as well as visitor bays
- Open plan lounge and kitchen
- Uniquely the flat has a huge loft space of it's own (as seen in the photos)
- Walking distance to Leigh Road and Broadway shopping facilities
- No Onward Chain

## Ensign Close

Leigh-on-Sea

**£250,000**

Price Guide



# Ensign Close



## Entrance

Electric gated entrance taking you into the car park, one allocated parking and visitor parking, communal gardens to the rear, communal post boxes, communal staircase rising to the first floor, access to:

## Hallway

Wall hung electric radiator, loft hatch giving access to a huge boarded loft with power and light (see photos), large airing cupboard with extra storage, additional storage cupboard housing the meters, solid wood entrance door to the side, which is a fire door, entry phone system, carpet.

## Open Plan Lounge and Kitchen

### Lounge Area

14'68 x 10'51

Double glazed French doors to a Juliette balcony with adjacent double glazed windows to the front, feature fireplace with a wooden surround and a quartz hearth, carpet, archway to:

### Kitchen Area

11'84 x 5'65

Shaker style kitchen comprising of; wall and base level units with a roll edge laminate worktop, inset sink and drainer, integrated Neff oven with a four ring electric hob, space for a washing machine, space for a fridge freezer, set of drawers, display cabinet, tiled splashbacks, lino flooring.

### Bedroom One

10'50 x 9'62

Double glazed windows to the front, wall hung

electric radiator, fitted floor to ceiling wardrobes with two mirrored doors, carpet.

### Bedroom Two

9'60 x 7'35

Double glazed windows to the front, wall hung electric radiator, carpet.

### Bathroom

7'65 x 5'65

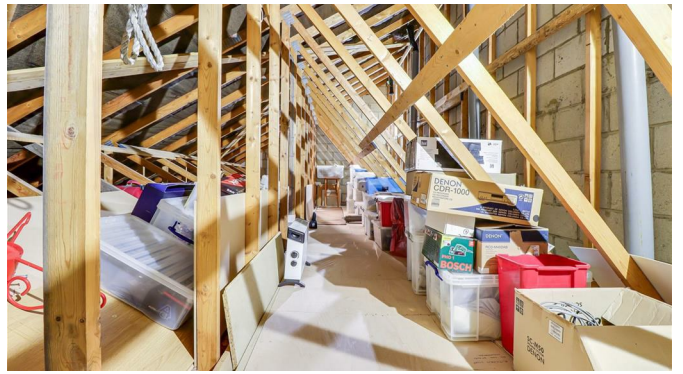
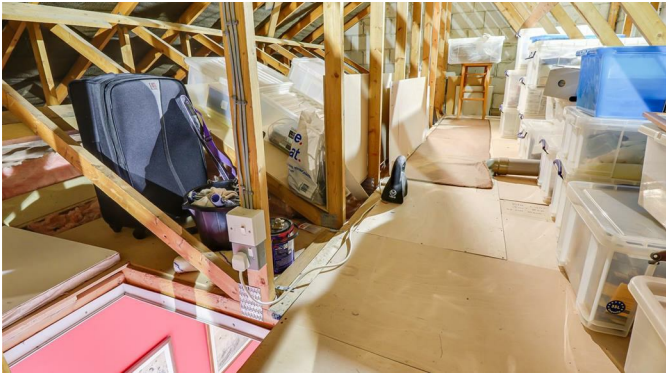
Corner shower cubicle, pedestal wash basin, low-level WC, wall hung bathroom cabinet, towel rails, extractor fan, fully tiled walls and a tiled flooring.

### Exterior

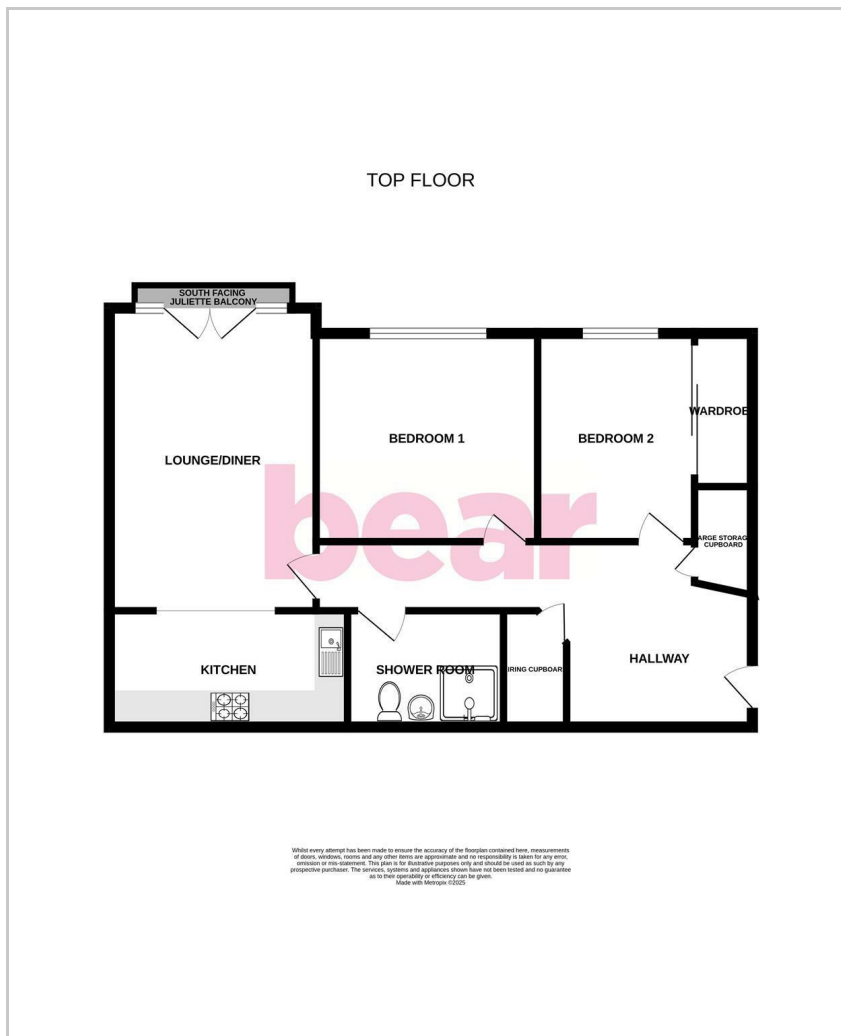
Allocated parking space within an electric gated carpark, various visitor parking spaces, communal secluded garden area.

### Agents Notes:

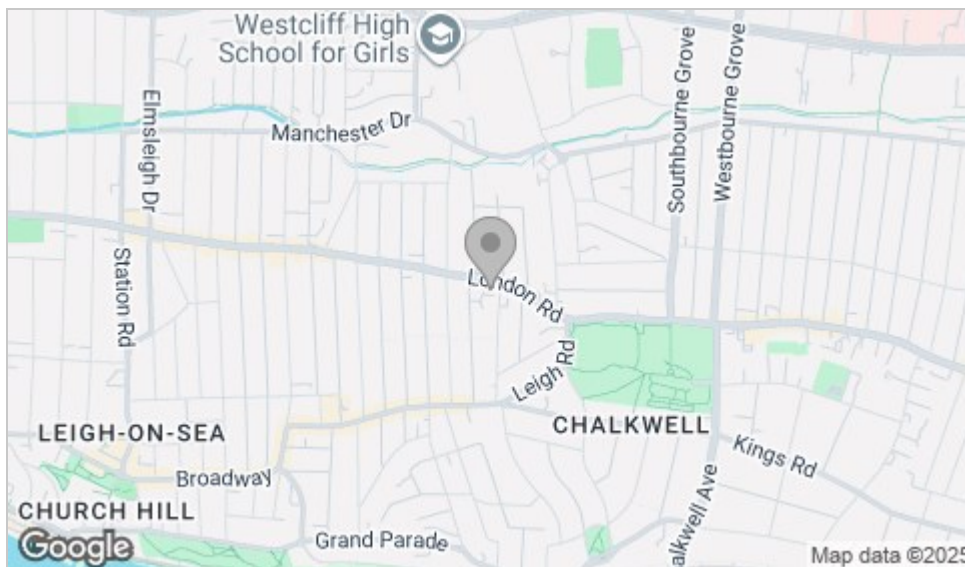
Council tax band: D



## 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

