



**40 The Rowans, Wayletts, Leigh-on-Sea, SS9**  
**4ED Guide Price £180,000 - £200,000**

GUIDE PRICE £180,000 - £200,000 - A first floor apartment with lots to offer. A contemporary kitchen and bathroom, a large master bedroom and allocated parking for one vehicle. There is also excellent storage, a healthy lease and south backing and secluded communal garden areas.



- FIRST FLOOR FLAT
- 2 GOOD SIZE BEDROOMS
- ALLOCATED PARKING
- SOUTH FACING COMMUNAL GARDEN AREAS
- CONTEMPORARY FINISH THROUGHOUT
- HEALTHY LEASE AND REASONABLE RUNNING COSTS
- SHORT WALK TO BELFAIRS WOODS AND GOLF COURSE
- LOCAL AMENITIES CLOSE BY
- EASY ACCESS TO A127 AND BUS ROUTES

%epcGraph\_c\_1\_500%



GUIDE PRICE £180,000 - £200,000 - A first floor apartment with lots to offer. A contemporary kitchen and bathroom, a large master bedroom and allocated parking for one vehicle. There is also excellent storage, a healthy lease and south backing and secluded communal garden areas

**COMMUNAL HALLWAY** Secured communal entrance door with stairs rising to the first floor.

**ENTRANCE HALL** Secured entrance door leading into the entrance hall. Tiled flooring, built in airing cupboard housing the water tank, built in cupboard. Coved to ceiling, electric heater, power points, wall mounted intercom system.

**LIVING ROOM** 15' 3" x 10' 9" (4.65m x 3.28m) Double glazed bay window to front aspect, coved to ceiling, power points, TV point, electric heater, laminate flooring, opening into the kitchen.

**KITCHEN** 7' 9" x 6' 7" (2.36m x 2.01m) Range of fitted units to both base and eye level with complimentary laminate work tops incorporating single drainer sink unit with matching drainer. Spaces fridge / freezer, washing machine, cooker with hob. Tiled flooring, part tiled walls, power points, under cabinet lighting.

**BEDROOM ONE** 16' 4" x 9' 8" > 5'8" (4.98m x 2.95m) Double glazed window to front. Electric heater, power points, TV point, coved to ceiling.

**BEDROOM TWO** 9' 8" x 7' 2" (2.95m x 2.18m) Double glazed window to front, electric heater, power points, coved to ceiling.

**BATHROOM** 6' 8" x 6' 3" (2.03m x 1.91m) White suite comprising of low level WC, vanity sink unit, panelled bath with shower attachment over, part tiled walls, tiled flooring, electric wall mounted heater.

**COMMUNAL GARDENS** South facing communal gardens which are mainly laid to lawn with mature shrub and flower borders.

**ALLOCATED PARKING** There is one allocated parking space and ample visitor parking.

**LEASE INFORMATION** The vendor informs us there is 93 years remaining on the lease.  
Ground rent is £7 per month (approx)  
Service charge is £159 per month and includes water & sewerage, maintenance of the building and communal areas and buildings insurance.

