



## Leigham Court Drive

Leigh-on-Sea

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- VERY WELL PRESENTED
- MODERN KITCHEN

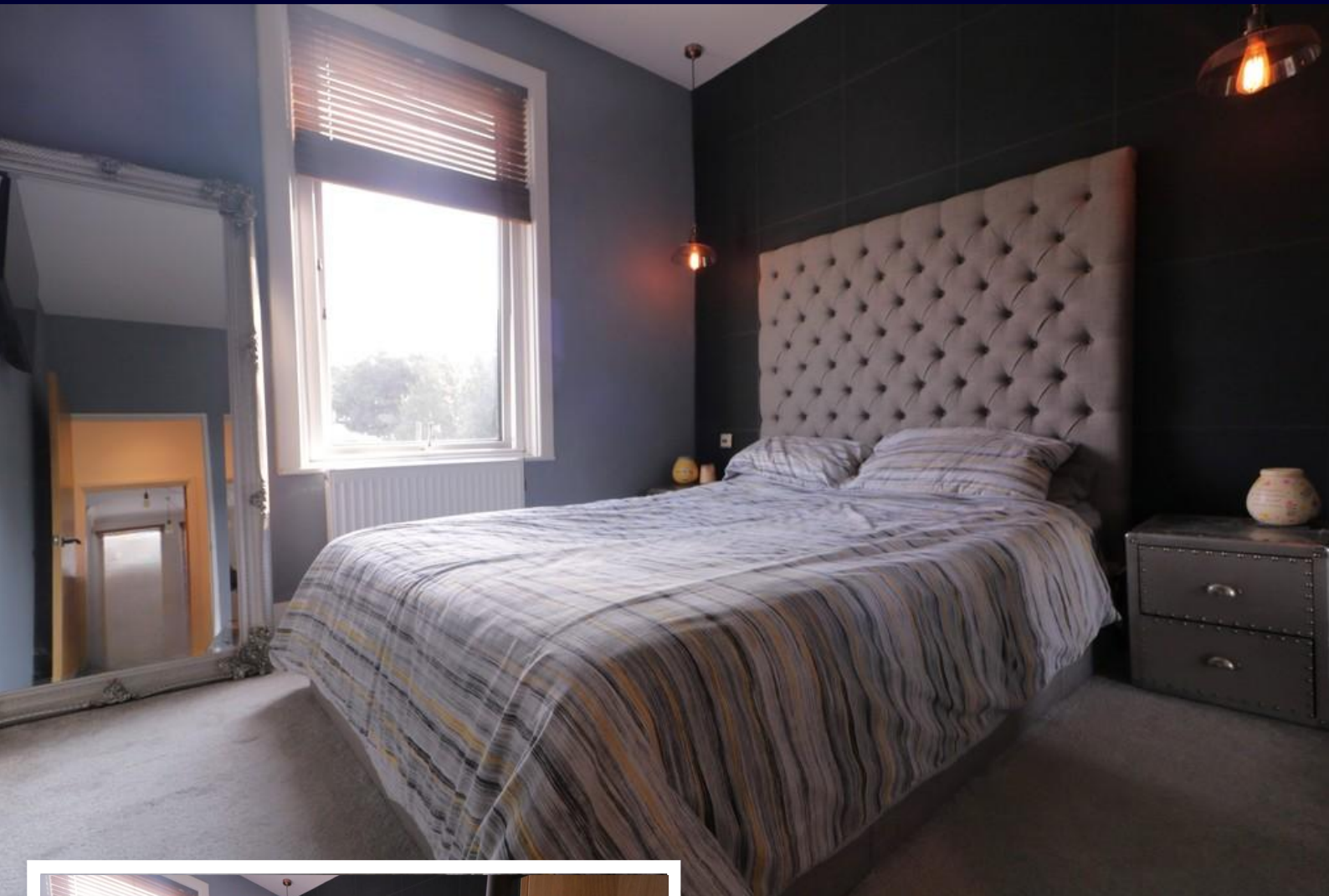


## Guide Price £265,000

**\*\*LOW CHARGES\*\* \*\*POTENTIAL TO EXTEND INTO LOFT SPACE (STPP)\*\*** A well presented two double bedroom first floor apartment in this desirable Leigh-on-Sea location within a short walk to Leigh Broadway with its vast amenities including shops and eateries. An internal viewing is highly recommended.







Hair & Son are delighted to market this immaculately presented first floor flat in the heart of Leigh-on-Sea. This property would be a fantastic opportunity for a first time buyer looking to get on to the property ladder, those who are looking to downsize and reside in a hugely popular area or investors also.

An internal viewing is highly recommended to appreciate the space that is on offer.

The property is accessed through a shared entrance front door, then a further door providing plenty of security. This then leads to a staircase that takes you into the apartment.

As you are welcomed to the property you are greeted by an inviting hallway that is carpeted and allows for access to all adjoining rooms. The main feature space is the lounge/dining area that features a bay window allowing for a huge amount of natural light providing a fantastic space for relaxation and entertainment. The modern kitchen is fitted with sleek white high gloss units, integrated appliances, stylish under cupboard lighting that illuminates the kitchen worktops. The luxury fitted bathroom



incorporates a heated towel rail, a low level w/c, a wash hand basin and a walk-in rainfall shower. To complete the internal accommodation of the property you have two double bedrooms, the main bedroom is complete with a feature wall and rustic style lighting, the second double bedroom has been fitted with sliding mirrored wardrobes.

\*The flat also benefits from a great sized loft space which has the potential to be converted into a further bedroom, although this would require the necessary consents\*

There are fantastic schools locally and great travel links nearby from bus routes via the A13, or for commuters, Chalkwell mainline train station is a short walk away. Leigh Broadway and its fantastic array of shops, restaurants and bars are at the top of the road and Old Leigh and the beachfront are a stones throw away.

The current lease has 83 years remaining, the current vendor would be open to serving the section 42 notice for a new buyer to be able to extend the lease further if needed.

#### **HALLWAY**

#### **LOUNGE/DINER**

13' 8" x 12' 10" (4.17m x 3.91m)

#### **BEDROOM ONE**

10' 9" x 10' 2" (3.28m x 3.1m)

#### **BEDROOM TWO**

12' 0" x 8' 6" (3.66m x 2.59m)

#### **KITCHEN**

8' 4" x 6' 11" (2.54m x 2.11m)

#### **BATHROOM**

8' 6" x 5' 8" (2.59m x 1.73m)

#### **TENURE**

LEASE LENGTH - 83 YEARS

GROUND RENT - £250 PER ANNUM

SERVICE CHARGE - £0

COUNCIL TAX - BAND A

EPC RATING - C

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Regulated by RICS

t. 01702 34 11 77

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

**Residential Sales**  
190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

