



Leigham Court Drive

Leigh-on-Sea

- GROUND FLOOR FLAT
- SHARE OF FREEHOLD
- OWN SECTION OF REAR GARDEN
- NO ONWARD CHAIN



Guide Price £270,000

****NO ONWARD CHAIN** **SHARE OF FREEHOLD**** Hair & Son are delighted to offer this two bedroom ground floor flat set in a popular location in Leigh-on-Sea. The property benefits from two reception rooms and own section of rear garden. A NEW LEASE WILL BE GRANTED ON COMPLETION.





Hair & Son are pleased to offer this extremely well presented flat in a fantastic location close to amenities including shops and eateries on London Road and within a short stroll to Leigh Road.

Internally the property comprises of great living accommodation throughout which is complimented with the use of having two reception rooms which include the lounge to the front of the property with a bay window that provides great natural light, as well as dining room that flows seamlessly into the Kitchen area. Furthermore, the flat has two bedrooms, and a three piece family bathroom.

Externally the property also benefits from having its own private rear garden which is a mixture of a hard standing patio area and grass.

The property is marketed with vacant possession, therefore no onward chain, with a share of the freehold and new lease on completion.



ENTRANCE HALL

9' 0" x 6' 0" (2.74m x 1.83m)

LOUNGE

14' 6" x 11' 3" (4.42m x 3.43m)

BEDROOM ONE

12' 2" x 8' 4" (3.71m x 2.54m)

DINING ROOM

13' 9" x 8' 9" (4.19m x 2.67m)

KITCHEN

11' 9" x 8' 9" (3.58m x 2.67m)

BATHROOM

5' 9" x 5' 9" (1.75m x 1.75m)

BEDROOM TWO

9' 0" x 7' 5" (2.74m x 2.26m)

GARDEN

TENURE

Share of Freehold

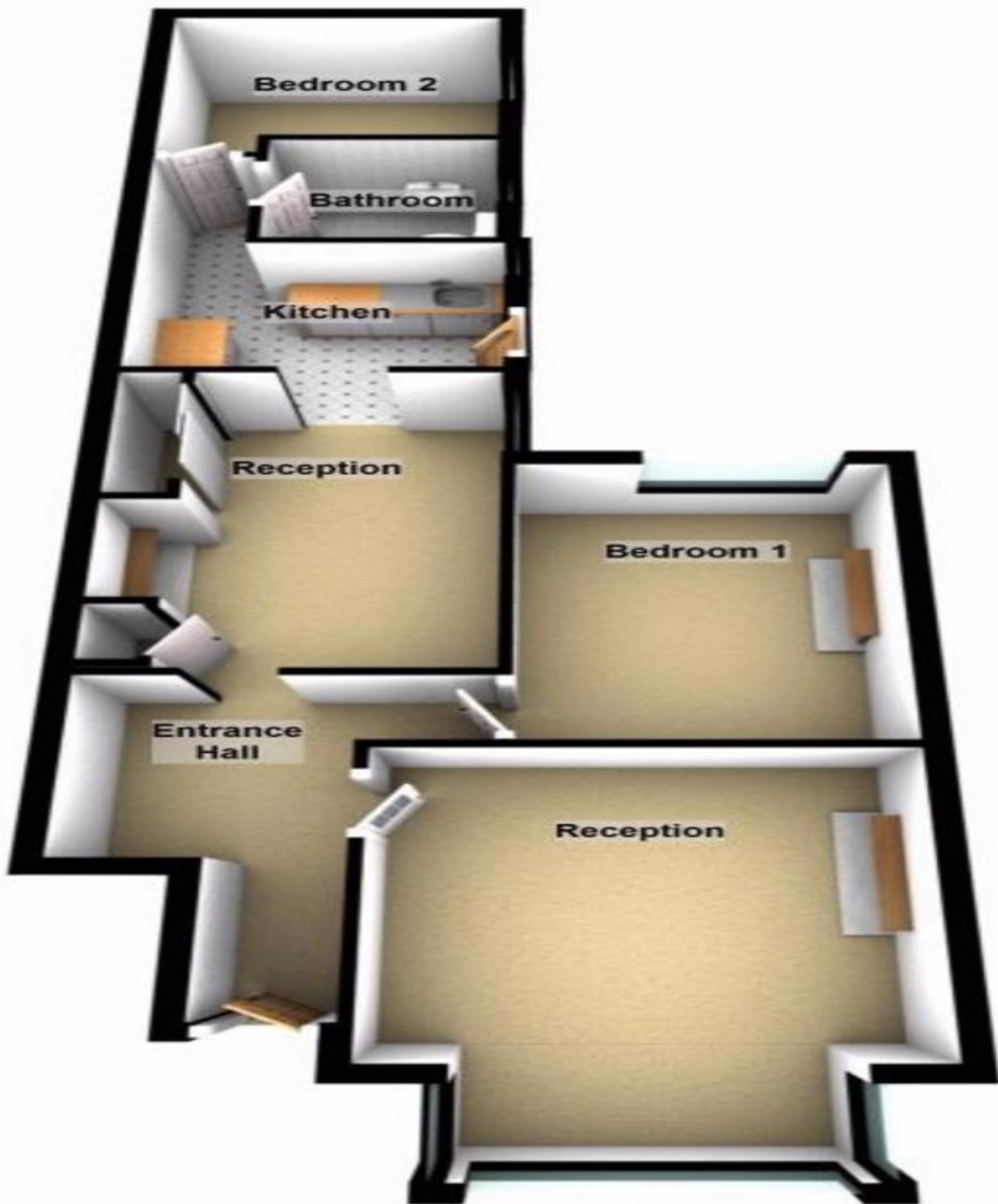
New Lease on Completion

Council Tax Band - B

EPC Rating - D

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.





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