

home.

PRICE GUIDE

£300,000

5 Oakleigh Park Drive, Leigh

5, Oakleigh Park Drive, Leigh On Sea, Essex, SS9 1RP



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Home Estate Agents are delighted to offer for sale this two bedroom ground floor flat situated a stone's throw from Leigh Broadway, which has undergone extensive refurbishment with kitchen, bathroom and numerous other features and enjoying a west facing rear garden



The accommodation comprises: communal entrance, hallway, open plan living/kitchen, utility, two bedrooms and modern bathroom with west facing garden to the outside.

The property also benefits from radiator heating served by gas boiler and replacement double glazing.

Being located in this popular position, Leigh's Broadway with its bustling shops, bars and cafés as well as main line railway station are all within easy reach.

Entrance

Covered entrance porch with part opaque glazed entrance door to:

Communal Hallway

Further personal entrance door to:

Hallway

14'10 x 2'6

Laminate wood flooring, radiator, understairs storage cupboard.

Open Plan Living/Kitchen

16'4 x 12'5 > 10'8

Laminate wood flooring, double glazed bay window and French doors both to side, granite effect rolled edge work surfaces with modern white gloss fronted base, drawer and cupboard units, including fold-out unit and eye level wall cabinets, single drainer stainless steel sink with mixer tap, four ring gas hob with oven below and extractor over, tiled splashbacks, modern vertical radiator, coved cornice.

Reception Room/Bedroom

12'11 x 12' > 9'9

Radiator, coved cornice, double glazed bay window to front.

Bedroom

10'11 x 9'11

Radiator, coved cornice to textured ceiling. Double glazed window to rear.



Utility Room

5'3 x 3'5

Granite effect rolled edge work surface with plumbing for washing machine below, wall mounted gas boiler serving heating and hot water (not tested), tiling to full wall height, tiled floor, downlights. Opaque double glazed window to side.

Bathroom

6'9 x 5'5

Modern white suite comprising panelled bath with mixer tap and shower attachment and separate thermostatically controlled shower over, pedestal wash hand basin, close coupled wc, tiled floor, tiling to full wall height, chrome heated towel rail, downlights, extractor fan. Opaque double glazed window to rear.

Externally

Rear Garden

Direct access from kitchen to west facing rear garden commencing with paved patio having freshly stocked flower and shrub borders, outside tap, pedestrian side access. Garden shed: 9'11 x 7'10.

Front Garden

Paved enclosed front garden with flower and shrub borders, pedestrian side access.

Lease Information

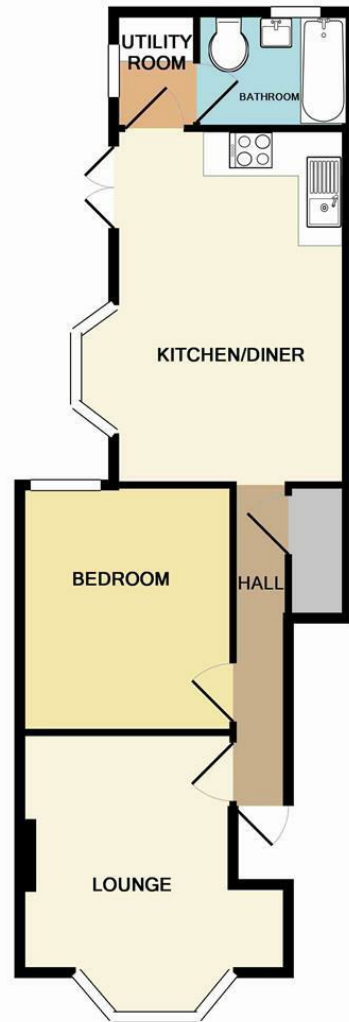
Lease: 113 years remaining

Ground Rent: 250 Per Annum

Service Charge: £140 Per Annum

Building Insurance Approx £950 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



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Price Guide £300,000 Leasehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

LOCAL AUTHORITY
 Southend City Council

COUNCIL TAX BAND
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TENURE
 Leasehold

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	