



3 Theobalds Court

3 Theobalds Court Theobalds Road Leigh-on-Sea Essex SS9 2ND

Home Estate Agents are excited to bring to market this stylish 2 double bedroom, first floor apartment on the picturesque Theobalds Road. Featuring 2 great size bedrooms, 3 piece bathroom suite, modern kitchen, off street parking and garage. Offered with No Onward Chain.

The property is located a stones throw from Marine Parade with its river frontage and views along with Mainline Station with C2C services to London whilst Leigh's bustling Broadway with its shops, bars and restaurants, the Old Town with its vibrant river frontage and schools suiting and catering for all ages all being within easy reach.



Entrance

Communal Entrance with security entrance phone system leading to communal entrance door with stairs leading to first floor landing area. Private entrance door into:

Hallway

A spacious reception hall with built in storage cupboards, housing combination boiler, secure entry phone, fitted. Doors lead to:

Lounge/Diner 17'2 x 11'10

A large dual aspect room with obscure double glazed window to the side and double glazed windows to the front, boasting

views towards the Estuary and beyond, fitted carpet, coved cornice, ceiling light, two radiators.

Kitchen/Breakfast Room 11'5 x 9'11

Luxury Vinyl Tiled (LVT) flooring, double glazed window to rear and side aspects, coved cornice., 'Kube' kitchen with Quartz work surfaces with a range of base and wall units, sink with mixer tap, matching Quartz upstands, 'Bora' induction hob with 'Bora Intelligent Flow' extractor, space and plumbing for washing machine, integrated Siemens self cleaning oven with WIFI enabled, Siemens fridge, under counter freezer and dishwasher, space and plumbing for washing machine.



Externally

Communal

The block benefits from established communal grounds that surround the building.

Garage & Parking

Garage to the rear of the property with Up and Over door. Parking space in front of garage.

Lease Information

Share Of Freehold

Lease: 143 years remaining

Ground Rent: £0

Service Charge: £1,460 Per Annum

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



Bedroom One 14'11 x 9'11

Two double glazed window to rear aspect, fitted carpet, coved cornice, ceiling light, radiator.

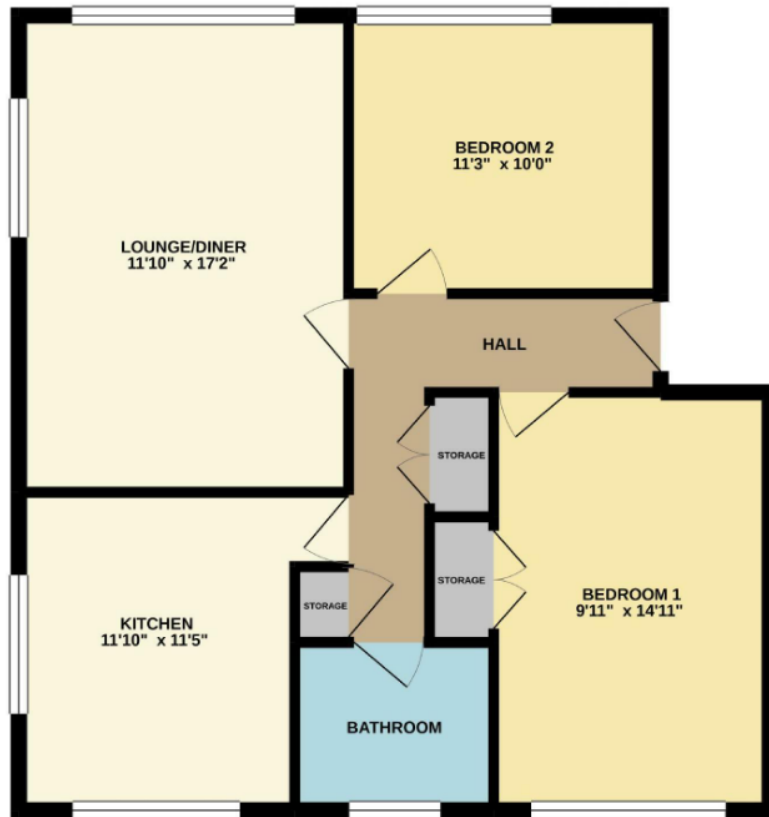
Bedroom Two 11'3 x 10'0

Double glazed window to front aspect boasting views towards the Estuary, fitted carpet, radiator.

Bathroom

A part tiled room comprising panelled bath with shower over, pedestal wash hand basin and low level W.C. Towel radiator. Obscure double glazed window to rear aspect.

1ST FLOOR
719 sq.ft. approx.



Offers in excess of £400,000 Share of Freehold

HOME - The Estate Agent of Leigh
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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.

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