



Flat 1, 77 Leighville Grove

Flat 1 77 Leighville Grove Leigh-On-Sea Essex SS9 2HU

Home Estate Agents are delighted to offer for sale this ideal two bedroom ground floor flat in a purpose built block with own off street parking (electric vehicle charge point available), private rear garden.

The accommodation comprises hallway, lounge, kitchen, two bedrooms and bathroom.

Situated in Leighville Grove and within easy reach of Leigh's bustling Broadway with its shops, bars and restaurants.

Viewing is recommended.



Entrance

Communal door with entry phone system leading to communal hallway. Private entrance door into:

Hallway

Fitted carpet. Doors to:

Lounge 15'0 x 12'7 (4.57m x 3.84m)

Fitted carpet, double glazed sliding patio doors leading to decked terrace with steps to courtyard garden, coved cornice, smart wi-fi electric radiator.

Kitchen 11'7 x 7'6 (3.53m x 2.29m)

Vinyl flooring, double glazed window to rear, fitted wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, integrated electric oven and hob, space for washing machine, dishwasher and fridge freezer, tiled splashbacks, storage cupboard housing hot water tank, extractor, smart wi-fi electric radiator.

Bedroom One 13'8 x 8'7 (4.17m x 2.62m)

Fitted carpet, double glazed window to front, coved cornice, smart wi-fi electric radiator.



Externally

Rear Garden

Composite decking and picket fence with gate and steps leading to west backing gravelled courtyard garden - low level wall and trellis fencing, garden shed (to remain), external light.

Parking

Personal electric vehicle charging point (7.4kW Type 2, wi-fi connected).

Lease Information

Lease: 163 years remaining
Ground Rent: £50 Per Annum
Service Charge: £1800 Per Annum

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



Bedroom Two 10'4 x 7'0 (3.15m x 2.13m)

Fitted carpet, double glazed window to front, coved cornice, smart wi-fi electric radiator.

Shower Room

Tiled flooring, shower enclosure with thermostatic taps, wash hand basin with mixer taps, WC. extractor fan, smart wi-fi electric towel rail.

GROUND FLOOR



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Price: £325,000 Leasehold

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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