

home.

LEIGH
HEATH
COURT

OFFERS IN EXCESS OF

£235,000

London Road, Leigh-On-Sea

14 Leigh Heath Court London Road, Leigh-On-Sea, Essex, SS9 2QP

Home Estate Agents are delighted to offer for sale, with no onward chain, this fantastic two bedroom ground floor apartment in Leigh-on-Sea. The property has been recently redecorated with new carpets fitted throughout and benefits from direct access to own private garden area.

Situated on the London Road, within the sought after Marine Estate, Leigh Heath Court is a popular block which is within easy reach of the Broadway and its extensive array of shops, bars and restaurants as well as Leigh Station, giving direct access to London Fenchurch Street.



Communal entrance

Main front door with entry phone system leading to communal entrance hall.

Hallway

Large storage cupboard housing recently fitted boiler, with shelving. Entry phone system. Smoke alarm. Thermostat.

Lounge 13' 08" x 11' 09"

uPVC double glazed windows to rear. Door leading to garden. Radiator.

Kitchen 9' 11" x 5' 10"

uPVC double glazed windows to rear. Range of base and eye level units. Stainless steel sink and drainer. Electric oven with gas hob and extractor above. Storage cupboard. Under counter space for washing machine, fridge and freezer. Radiator.



Garden

Private garden to rear. Laid to lawn with well established shrubs and patio area.

Lease Information

The property is leasehold with the right to buy Share of Freehold

Lease: 150 years remaining

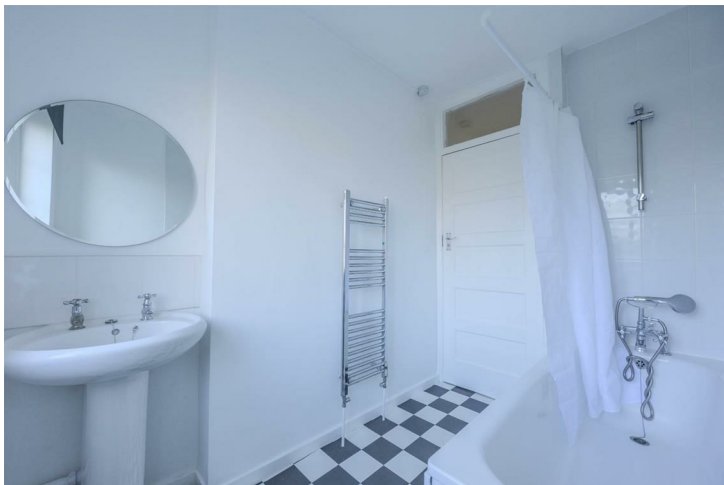
Ground Rent: £25

Service Charge: Approx £1200 Per Annum

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

Agents Note

The vendor has also informed that there are planned repair works to the roof and atrium.



Bedroom one 14' 05" x 11' 03"

uPVC double glazed windows to front. Built in wardrobes. Radiator.

Bedroom two 11' 07" x 7' 09"

uPVC double glazed windows to front. Radiator.

Bathroom

uPVC double glazed obscure window to front. Bath with shower over, basin and WC. Heated towel rail.

Externally

GROUND FLOOR



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Household

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.