



Flat 10, Legra Grange

Flat 10, Legra Grange Leigh-on-Sea Essex SS9 2SU

Home Of Leigh are excited to offer for sale this super stylish top floor apartment which is located to the rear of this popular apartment block and boasts a spacious open plan lounge & kitchen area, two bathrooms and allocated parking.

The accommodation comprises; spacious entrance hall, a fabulous dual aspect open plan lounge & kitchen area, two great size double bedrooms with bespoke fitted wardrobes and en suite shower room to the master bedroom and a further three piece bathroom suite.

Externally there are communal gardens to the rear along with allocated parking for one vehicle.



Located on the ever convenient London Road in Leigh on Sea, this modern apartment is perfectly positioned for nearby woods and local shopping facilities, yet still within easy reach of the bustling Broadway with its array of shops, bars, restaurants and boutiques. Leigh railway station is also close at hand giving direct access into London Fenchurch Street.

Accommodation Comprises

The property is approached via a secure entry phone system with stairs leading to all floors and further personal door leading to:

Entrance Hall 17'7 x 7'1

A great size entrance hall with wood flooring throughout, built in storage cupboard, wall mounted electric heater, smooth plastered ceiling with inset spot lighting. Doors to:



Bedroom One 14'4 x 12'2

Double glazed window to rear aspect, carpeted, range of fitted floor to ceiling wardrobes, smooth plastered ceiling with inset spotlighting, wall mounted electric heater. Door to:

En-Suite Shower Room 9'6 x 3'9

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.



Open Plan Lounge & Kitchen Area 19'7 x 12'2

A lovely dual aspect living space with two double glazed windows to the side aspect and additional large feature double glazed window to rear. The kitchen area is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built in oven and electric hob with extractor hood above, further range of matching eye level wall mounted units, integrated fridge and separate freezer, integrated washer/dryer, wood flooring throughout, smooth plastered ceiling with inset spotlighting, wall mounted electric heater.

Bedroom Two 12'3 x 8'8

Double glazed window to rear aspect, carpeted, smooth plastered ceiling with inset spotlighting, wall mounted electric heater.

Bathroom 6'8 x 5'6

Modern three piece suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, wall mounted electric heater.

Externally

The property benefits from communal gardens to the rear of the building.

Parking Facilities

There is allocated parking for one vehicle.

Lease Information

Lease: 104 years remaining

Ground Rent: £250 Per Annum

Service Charge: £175 PCM including water rates, property cleaning & gardening.

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











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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Price: £295,000 Leasehold

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

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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