



Flat 5, 77 The Ridgeway

Flat 5, 77 The Ridgeway Chalkwell Essex SS0 8PX

Home Of Leigh are very excited to offer for sale this gorgeous two bedroom first floor apartment which is situated on the corner of this modern apartment block and benefits from beautiful estuary views from a large balcony along with allocated parking to the rear.

The accommodation comprises; entrance hall, a spacious open plan lounge, kitchen & dining area with integrated appliances and access to a south facing balcony, two well appointed bedrooms - the master with an en suite shower room plus a further modern bathroom suite.

Externally the property benefits from one allocated parking space to the rear.

Situated on 'The Ridgeway' in Chalkwell, this super apartment is just a moment's stroll from the seafront,



beach, parade of shops and mainline railway station - serving London Fenchurch Street for commuters. Also within easy reach is Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises

The property is approached via secure video entry phone system with stairs leading to all floors and private entrance door leading to:

Entrance Lobby 3'5 x 3'2

Wood flooring, smooth plastered ceiling with inset spotlighting, open plan to:

Entrance Hall 11'9 x 3'5

With a continuation of wood flooring, built-in storage cupboard, smooth plastered ceiling with inset spotlighting, radiator, doors to accommodation off.



Open Plan Lounge, Kitchen & Dining Area 22'2 x 21'11
(reducing to 10'9)

A wonderfully bright and airy south facing room with double glazed windows to front and side aspects which take full advantage of the estuary views, continuation of wood flooring, power points, built-in storage cupboard housing boiler (not tested), smooth plastered ceiling with inset spotlighting, two radiators. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, built-in twin ovens, four ring electric hob and extractor hood above, further range of matching eye level wall mounted units, integrated fridge & freezer, integrated dishwasher and washing machine.



Bedroom One 14'5 x 8'11 (plus depth of wardrobe)

Double glazed window to side aspect with estuary views and a bespoke fitted window seat with storage beneath, carpeted, power points, smooth plastered ceiling, built-in floor to ceiling mirror fronted sliding door wardrobe, radiator, door to:

En-Suite Shower Room 5'11 x 4'6

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

Bedroom Two 9'11 x 6'9

Double glazed obscure window to side aspect, carpeted, power points, smooth plastered ceiling, radiator.

Bathroom 7' x 6'9

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

Externally

Parking Facilities

There is one allocated parking space located to the rear of the building.

Leasehold Information

The property is being sold with over 100 years remaining on the lease.

There is 0 ground rent to pay.

There is an annual service charge of £2,095 which covers buildings insurance, all maintenance issues and cleaning of the windows.







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Price £475,000 Leasehold

HOME - The Estate Agent of Leigh
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