



Welcome to this modern top-floor flat located in the desirable Albany Court, Leigh-on-Sea. This charming property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space. As you enter the flat, you are greeted by a spacious open-plan kitchen-lounge-diner, which is perfect for both entertaining guests and enjoying quiet evenings at home. The contemporary design and ample natural light create a warm and inviting atmosphere, making this area the heart of the home. The flat features one generously sized double bedroom, providing a peaceful retreat for rest and relaxation. The well-appointed bathroom adds to the overall appeal, ensuring that all your needs are met within this delightful space. Situated close to London Road amenities and the vibrant Leigh Broadway shopping facilities, you will find everything you need just a short stroll away. This prime location not only provides access to a variety of shops and eateries but also allows for easy commuting to nearby areas. In summary, this modern flat in Albany Court is a fantastic opportunity for those looking for a stylish and convenient home in Leigh-on-Sea. With its spacious living areas, comfortable bedroom, and prime location, it is sure to impress. Do not miss the chance to make this lovely property your own.

- Modern top floor flat
- Huge open plan kitchen-lounge-diner
- Grey gloss handleless kitchen
- New carpet and laminate flooring throughout
- Large double bedroom
- Stylish three-piece bathroom
- Double glazed and gas central heated
- Modern throughout
- Short walk to Chalkwell Station, Park and Beachfront
- Close to London Road amenities and Leigh Broadways shopping facilities

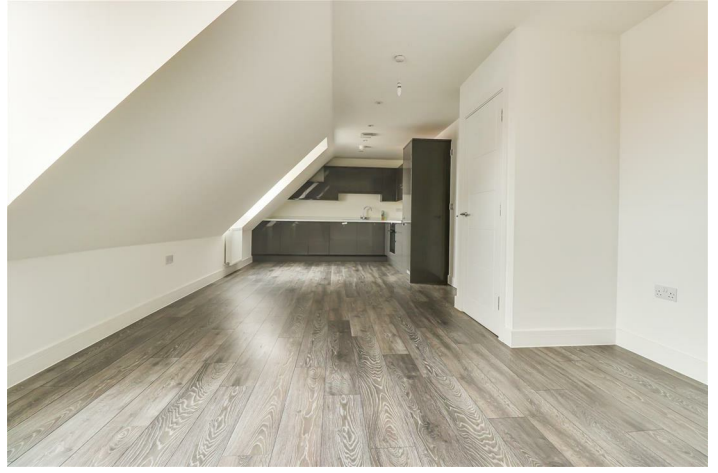
## Albany Court

Leigh-on-Sea

**£190,000**



# Albany Court



## Hallway

14'0" x 3'36

Wooden door to the front, smooth ceiling with two pendant lights, intercom system, radiator, storage cupboard housing the electric box and fuse board, access to the loft, laminate flooring, door to:

## Bathroom

6'63 x 6'63

Smooth ceiling with inset spotlights, extractor fan, obscured double-glazed Velux window, panelled bath with a shower over, wall-mounted chrome heated towel rail, low-level WC, vanity unit wash basin, part tiled walls, tiled flooring.

## Bedroom

12'34 x 12'17

Smooth ceiling with a pendant light, two double-glazed Velux windows to the rear with fitted blinds, radiator, carpet.

## Kitchen Family Room

26'5 x 12'88

Kitchen Area:

Smooth ceiling with inset spotlights, heat alarm, double column radiator, storage cupboard, two double-glazed UPVC windows to the front. Gloss handleless kitchen comprising of; wall and base level units with a marble effect laminate worktop, stainless steel sink and drainer with a chrome mixer tap, integrated fridge freezer on a 70/30 split, integrated oven with a four-ring induction hob and an extract fan above, integrated Zunussi dishwasher, integrated washing machine, wood effect laminate flooring.

Lounge Area:

Smooth ceiling with two pendant lights, double column radiator, wood effect laminated flooring.

## Exterior

Allocated parking to the front of the property.

## Agents Notes:

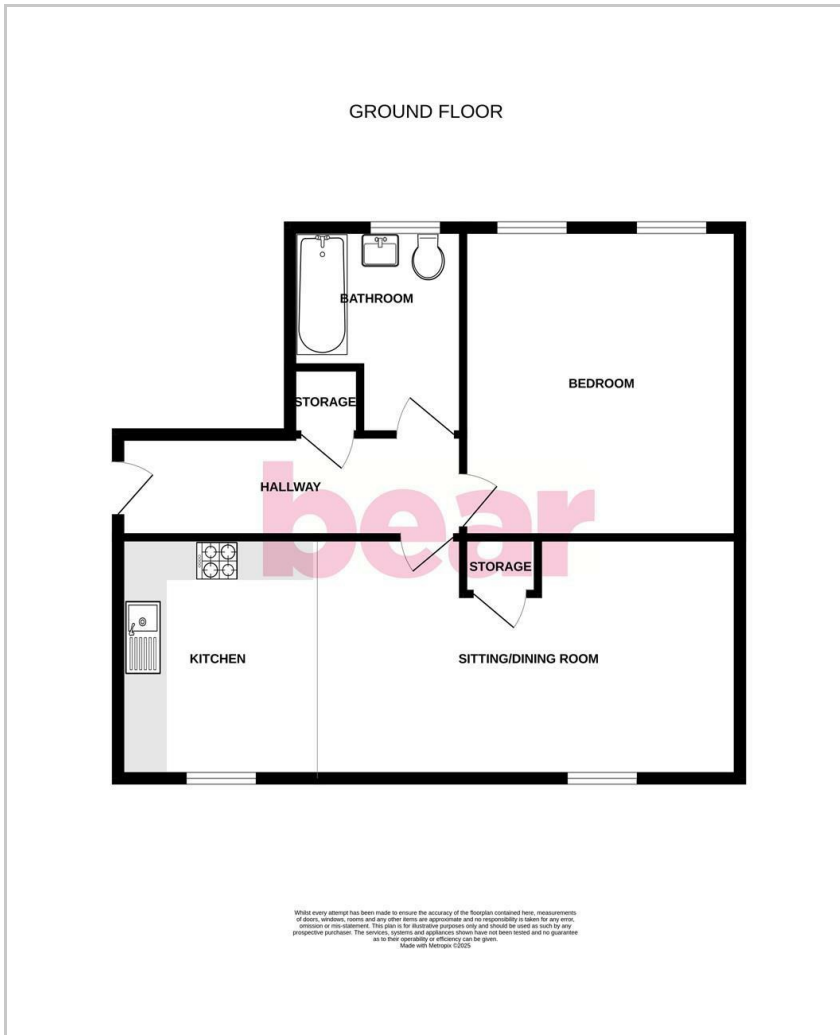
Council tax band: B

Annual Service charge - £1312.66

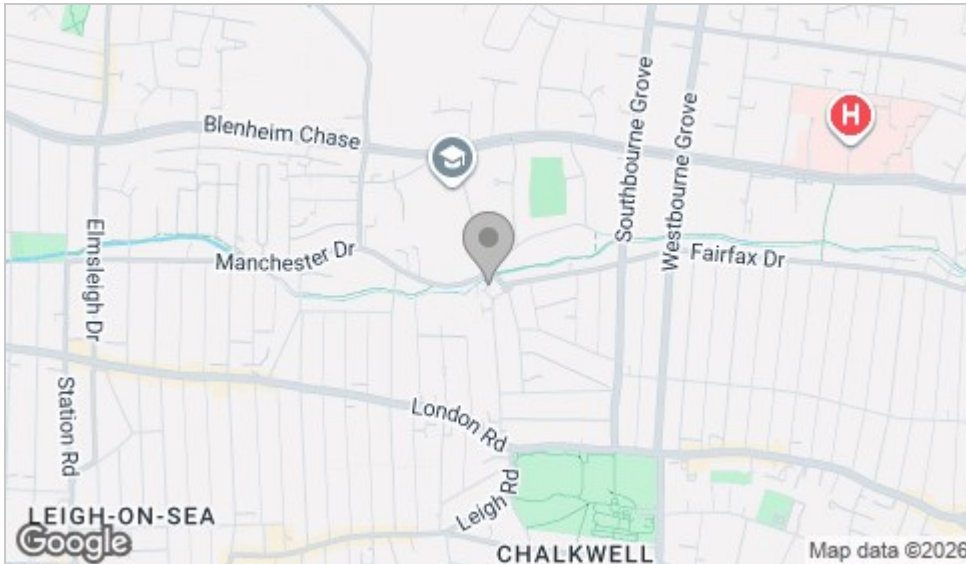
Annual Ground Rent - £350.00



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

