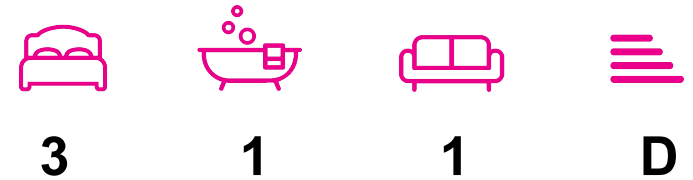


home.

£400,000

Oakleigh Park Drive, Leigh-On-Sea

73a Oakleigh Park Drive, Leigh-On-Sea, Essex, SS9 1RR



Home Estate Agents are delighted to present this exquisite first and second floor duplex apartment located on Oakleigh Park Drive in Leigh-On-Sea. This property boasts three generously sized double bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The spacious and bright lounge, enhanced by a lovely bay window, creates a welcoming atmosphere perfect for relaxation or entertaining.

The modern kitchen is well-equipped and designed for convenience, while the contemporary bathroom adds a touch of luxury to daily routines. Notably, the flexible layout allows the third bedroom to serve as a spacious dining room, catering to your lifestyle needs.

Externally, the flat features a private rear garden, accessible via a communal side alley. This outdoor space is ideal for unwinding in the sun or enjoying a quiet moment amidst nature.

Situated in an excellent location, this property is just a short stroll from Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, the train station is within walking distance, making commuting a breeze.

This beautifully designed and decorated apartment is a rare find and offers a perfect blend of comfort and convenience. We invite you to explore this wonderful opportunity to make it your new home.



Accommodation Comprises

The property is approached via a communal pathway leading to the storm porch with feature tiled wall. Private entrance composite door with double glazed obscure panel and double glazed window above leading into:

Entrance Hall

Tiled flooring, skirting, coved cornice, ceiling light, wooden stairs with carpet runner leading to the first floor landing.

First Floor Landing

Wood effect Herringbone style laminate flooring, skirting, coved cornice, ceiling light, carpeted stairs leading to the second floor, radiator. Doors to:

Lounge

Carpeted, skirting, coved cornice, spotlighting, double glazed bay window to front aspect, feature fireplace with tiled hearth, radiator.

Kitchen

Tiled flooring, double glazed Oriel bay window to front aspect, skirting, coved cornice, ceiling light. The kitchen is fitted to include a range of base units with solid wood worksurfaces and matching eye level wall mounted units, tiled splashback, AEG oven with five ring gas hob with extractor over, space for washing machine and fridge freezer, one and a half Butler sink with drainer.

Dining Room/Bedroom Three

Wood effect Herringbone style laminate flooring, double glazed window to rear aspect, skirting, coved cornice, ceiling light, radiator.

Bathroom

Wood effect laminate flooring, tiled feature wall, double glazed obscure window to rear aspect, P shaped bath with shower over and Rainfall shower head with tiled surround, wash hand basin with vanity storage beneath, skirting, spotlight, heated towel rail.

Separate WC

Wood effect Herringbone style laminate flooring, double glazed window to rear aspect, skirting, part tiled walls, ceiling light.

Second Floor Landing

Carpeted, double glazed Velux skylight, skirting, two ceiling lights, access to large eaves storage cupboard. Doors to:





Bedroom One

Wood effect laminate flooring, double glazed electric Velux skylight windows with blinds to rear aspect and double glazed window to front aspect, skirting, picture rail, ceiling light, wall lighting, access to a large wardrobe eaves area, radiator.

Bedroom Two

Carpeted, double glazed electric Velux skylight windows with blinds, skirting, ceiling light, storage cupboard, radiator.

Externally

Rear Garden

Rear garden accessed via pathway to the side of the property with stone patio area and gravel, shed (to remain).

Lease Information

Lease: 155 years remaining

Ground Rent: £35 Per Annum

Service Charge: £563 Per Annum (includes Building Insurance)

Annual Management Fee: £65

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

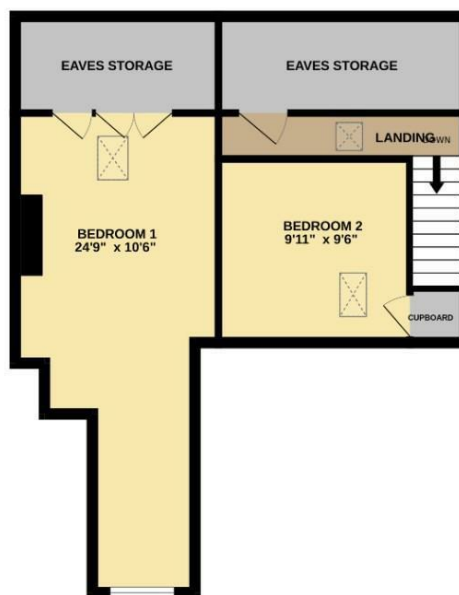
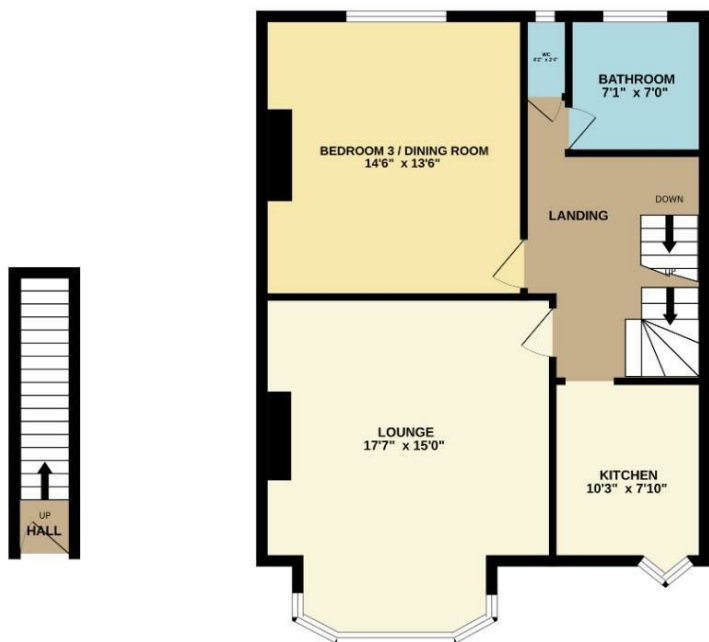




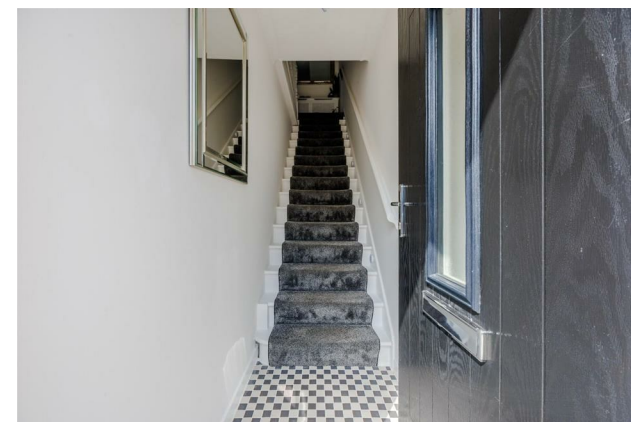
GROUND FLOOR
445 sq.ft. approx.

FIRST FLOOR
509 sq.ft. approx.

SECOND FLOOR
462 sq.ft. approx.



TOTAL FLOOR AREA : 1180 sq.ft. approx.
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LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
B

TENURE
Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS
By prior appointment only

£400,000 Leasehold

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.