



Salisbury Road, Leigh-on-Sea  
£175,000

home.

# Flat 9 Salisbury Court

Leigh On Sea  
SS9 2JP



- Purpose Built Ground Floor Flat
- Marine Estate
- Open Plan Living/Studio Room
- Separate Kitchen
- Within Easy Reach of Marine Parade & Leigh Broadway

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



**\*\* GUIDE PRICE - £190,000 - £195,000 \*\***

Home Estate Agents are privileged to offer for sale this purpose built ground floor flat with bright and airy living room opening onto communal gardens situated on the highly popular and desirable Marine Estate within reach of Leigh's mainline station.

The accommodation comprises:- entrance hall, open plan living/studio room, separate kitchen and bathroom with outside communal gardens.

Salisbury Road is a most desirable location and within easy reach of local shops and with Leigh's fashionable Marine Parade and Broadway with its array of shops, bars and restaurants being within easy reach.



### **Entrance**

Covered entrance porch to half opaque double glazed entrance door to:-

### **Hallway**

Laminate wood effect flooring, coved cornice, two large built in under stairs storage cupboards. Doors to:

### **Kitchen**

6'7 x 5'7

Tiled flooring and walls, double glazed window to front aspect, range of base units with granite rolled edge worksurfaces and matching eye level wall mounted units, single drainer stainless steel circular sink with mixer tap, Integrated four ring electric hob with oven below.

### **Bathroom**

Tiled flooring and walls, modern white suite comprises a panelled bath with separate thermostatic controlled shower control over, wash hand basin with monobloc tap and vanity unit with cupboard below and closed coupled WC, airing cupboard, plumbing for washing machine, chrome heated towel rail and extractor fan.

### **Living Room**

17'5 x 13'5

Laminate wood flooring, double glazed windows and French doors into the communal rear gardens, coved cornice.

### **Externally**

#### **Rear Garden**

Commencing with paved patio area. The remainder is laid to lawn with flower and shrub borders.

#### **Front**

Individual bin storage area.

#### **Garage - Agents Note**

Please note the garages are currently subject to an ongoing insurance claim relating to tree root activity from neighbouring properties, which has affected the foundations. This has been monitored for three years, and the garages remain fully usable throughout this period.

#### **Lease Information**

Lease: 140 years remaining

Ground Rent: £25 Per Annum

Service Charge: £1,192.36 (includes gardening, maintenance & insurance)

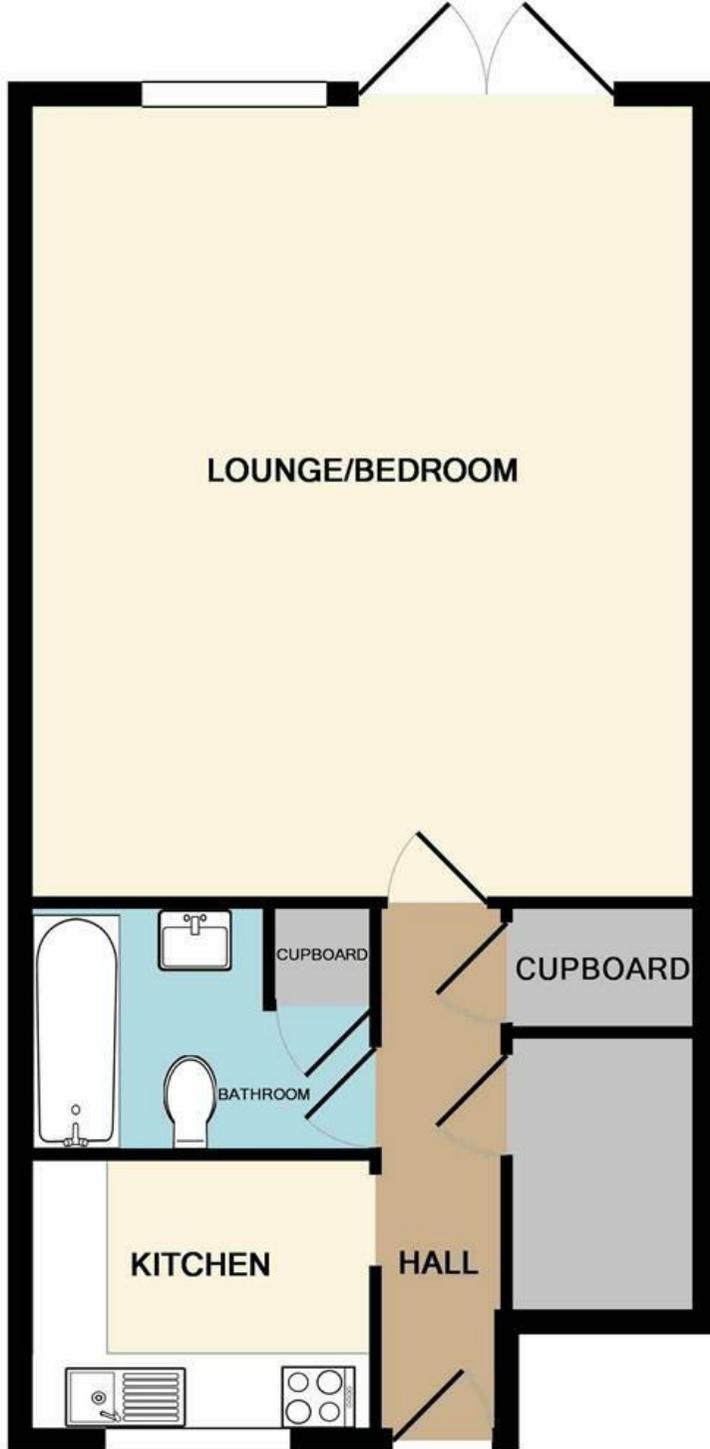
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

#### **Agents Note**

No Pets

Tenant in situ and will be sold with vacant possession





LOUNGE/BEDROOM

CUPBOARD

BATHROOM

CUPBOARD

KITCHEN

HALL

## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: D  
Tenure: Leasehold  
Council Tax Band: A

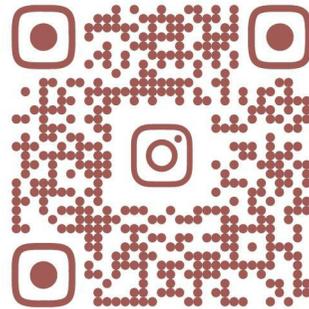
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home.



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[homeofleigh.com](http://homeofleigh.com)

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