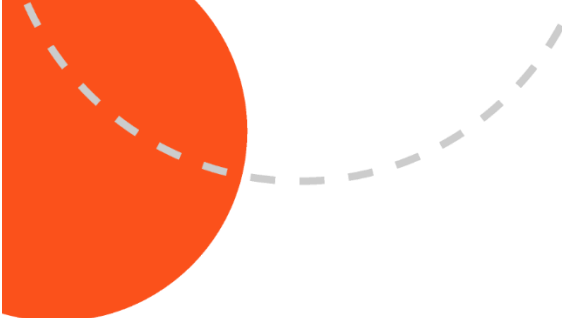




Nelson Drive, Leigh-On-Sea, Essex, SS9 1DA
2 bedroom ground floor flat / £200,000 / t. 01702 555888

amos



Situated in the heart of Leigh-On-Sea, a stone's throw from Leigh Road is this freshly decorated **two bedroom ground floor flat offered with no onward chain. Benefiting from upvc double glazing throughout and gas central heating via combination boiler, the property presents a savvy buy to let opportunity with an expected return of £1150pcm or ideal first time purchase. There is a long lease in excess of 115 years remaining.**

Located within minutes of local bars, restaurants and shops whilst also being a short walk from Chalkwell mainline station with direct links into London Fenchurch Street. School catchments include Chalkwell Primary and Belfair's Academy, call now to book your viewing.

Find us on



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

**A space to
call home.**



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- \ **Vacant Two Bedroom Ground Floor Flat**
- \ **No Onward Chain**
- \ **UPVC Double Glazing Throughout**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Long Lease**
- \ **South Of Leigh Road**
- \ **Stones Throw From Local Shops, Bars & Restaurants**
- \ **Walking Distance To Chalkwell Station**
- \ **Excellent School Catchments**
- \ **Ideal First Time Purchase Or Buy To Let Investment**
- \ **Viewings Advised**



UPVC obscure double glazed entrance door to entrance hall.

**Entrance Hall **

Welcome mat, fitted carpet, cupboard housing consumer unit and electric meter, radiator, power points, doors to accommodation off.

**Lounge 12'4 x 10'1 **

UPVC double glazed windows to front, fitted carpet, radiator, power points, TV point.

**Kitchen 12'5 x 5'5 Plus Recess **

Well fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring gas hob above and extractor over, space and plumbing for a washing machine, space for a tall fridge freezer, tiled splashbacks, power points, UPVC double glazed window to rear, tiled flooring, radiator.



**Bedroom One 11'11 x 10'7 L Shaped Maximum Measurements **

UPVC double glazed window to side, fitted carpet, radiator, power points.

**Bedroom Two 10'1 x 7'11 **

UPVC double glazed window to front, fitted carpet, radiator, power points.

**Bathroom 12' x 5' **

Three piece suite comprising panelled bath with shower over, pedestal wash basin, push button WC, tiled to bath surround, tiled flooring, radiator, UPVC obscure double glazed window to side, cupboard housing combination boiler.

**Lease Info **

125 years from 5 November 2021 therefore approximately 120 years remaining.





PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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