



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Ensign Close, Leigh-On-Sea



Morgan Brookes believe - This well presented ground floor apartment featuring a recently fitted kitchen with appliances, spacious living room, 2 good size bedrooms is the perfect first time/investment property, benefiting from secure gated parking, communal gardens, being conveniently located within easy reach of The Broadway & Station & offered with a share of the freehold.

Our Sellers love – The gated carpark as it has been a real bonus, providing secure & easy parking. It's perfectly located close to the Train Station & The Broadway. With everything you need nearby, it's been a wonderful place to live.

Key Features

- 2 Bedroom Ground Floor Apartment.
- Share Of Freehold.
- Long Lease Of 972 Years.
- Recently Fitted Kitchen With Appliances.
- Secure Gated Resident & Visitor Parking.
- Within Easy Reach Of Broadway & Station.
- Close To Local Amenities.
- Complete Onward Chain.
- RTM, Competitive Maintenance Fees & Minimal Risk Of Section 20s Being Served.
- Call Morgan Brookes Today!

£260,000

Ensign Close, Leigh-On-Sea

Communal Entrance

Glazed panelled door with intercom system to:

Communal Hallway

Post boxes.

Entrance

Panelled door to:

Hallway

15' 4" x 9' 5" nt 3'5" (4.67m x 2.87m nt 1.04m)

Intercom system, 2 built in storage cupboards, electric panel heater, carpet flooring, doors to:

Living Room

14' 8" x 10' 6" (4.47m x 3.20m)

Double glazed window to side aspect, double glazed French doors to small personal patio & garden area, electric panel heater, carpet flooring, opening to:

Kitchen

11' 11" x 5' 8" (3.63m x 1.73m)

Recently fitted modern fitted range of base & wall mounted units, roll top work surfaces incorporating 4 point electric hob with extractor over, sink & drainer unit, integrated fridge freezer, double oven, space & plumbing for appliances, splash back tiling, wood effect flooring.

Bedroom 1

10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window to side aspect, electric panel heater, carpet flooring.

Bedroom 2

9' 7" x 7' 3" (2.92m x 2.21m)

Double glazed window to side aspect, electric panel heater, carpet flooring.

Bathroom

7' 9" x 5' 8" (2.36m x 1.73m)

Panelled bath with raised shower system & shower screen, pedestal hand basin, low level WC, complimentary part tiling to walls.

Communal Gardens

Small personal patio & garden area from property with further large communal gardens to the side of the building.

Parking

Secure electric gated parking for residents & visitors.

Additional Information

Share Of Freehold

Remaining Lease Length : 972 years

Service Charge/Ground rent : £120 per month

GROUND FLOOR



MORGAN BROOKES LTD

Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See page 10 for further details.

Local Authority Information
Southend On Sea City Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

£260,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.