

Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Sales & Letting Office on 017027 10555 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 guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 representations or warranty in respect of the property.

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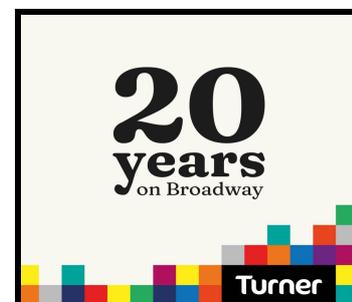
INVESTMENT OPPORTUNITY

SOUGHT AFTER LEIGH ON SEA LOCATION
GROUND AND FIRST FLOOR FLATS
BEING SOLD WITH TENANTS CURRENTLY IN SITU
PRIVATE GARDEN FOR GROUND FLOOR FLAT

ENTIRE FREEHOLD PURCHASE OF TWO SELF
CONTAINED FLATS
SUBSTANTIAL TWO STOREY PROPERTY
CURRENT RENTAL INCOME APPROX £2045 PCM
APPROXIMATELY 1.4 MILES TO LEIGH STATION
GAS CENTRAL HEATING TO BOTH FLATS

Leigham Court Drive, Leigh-On-Sea

£480,000



WHAT & WHERE - INVESTMENT OPPORTUNITY - ENTIRE FREEHOLD PURCHASE OF TWO SELF CONTAINED FLATS IN SUBSTANTIAL TWO STOREY BUILDING CLOSE TO LONDON ROAD IN THE SOUGHT AFTER LOCATION OF LEIGH ON SEA. BOTH FLATS ARE OF A GOOD SIZE WITH THE GROUND FLOOR FLAT HAVING ITS OWN PRIVATE REAR GARDEN. BEING SOLD WITH TENANTS CURRENTLY IN SITU.

WHY - CURRENTLY GENERATING A MONTHLY RENTAL INCOME OF CIRCA £2,045 THE PROPERTY REPRESENTS AN IDEAL INVESTMENT OPPORTUNITY



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127A LEIGHAM COURT
DRIVE

TWO BEDROOM GROUND
FLOOR FLAT

LARGE FITTED KITCHEN

GREAT SIZED LOUNGE /
DINER

PRIVATE REAR GARDEN

127 LEIGHAM COURT
DRIVE

ONE BEDROOM FIRST
FLOOR FLAT

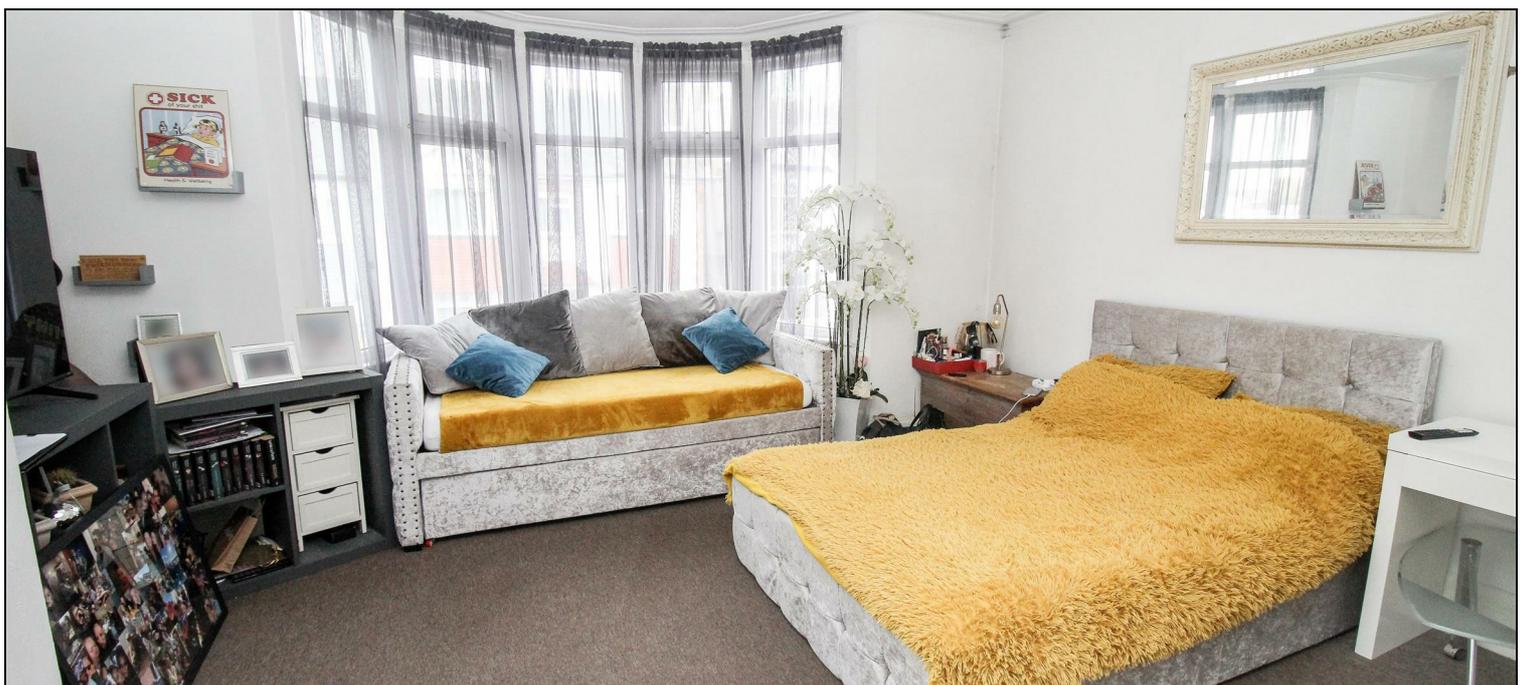
DRESSING ROOM

LARGE LOUNGE

SPACIOUS KITCHEN

COUNCIL TAX BANDS
127 LEIGHAM COURT
DRIVE - COUNCIL TAX
BAND B

127A LEIGHAM COURT
DRIVE - COUNCIL TAX
BAND A



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