



Glendale Gardens, Leigh-on-Sea  
£325,000

home.

# 105a Glendale Gardens

## Leigh-On-sea SS9 2BG



- Well Presented Apartment
- Two Bedrooms
- Heart Of Leigh-on-Sea
- Modern Kitchen & Bathroom
- Parking Space To The Rear
- Within Easy Reach Of Fashionable Broadway & Leigh Mainline Station

### Interested?

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

📞 01702 480 033



Home Estate are very pleased to offer for sale this well presented two bedroom apartment located in the heart of Leigh within easy reach of the fashionable Leigh Broadway and Leigh Station.

The property is ideally placed for access to Leigh's bustling Broadway and Mainline Station and with schools suiting and catering for all ages, the Old Town and River Frontage also being within easy reach.





### Entrance

Double glazed front door into communal hallway and further door leading to stairs rising to first floor landing.

### First Floor Landing

Inset spotlights, fitted carpet, stairs rising to second floor. Personal entrance door into:

### Lounge

16'2 x 11'0

Double glazed windows to front, feature fireplace, radiator and fitted carpet.

### Kitchen

10'10 x 10'3

Double glazed window to rear, down lights, modern wall, base and cupboard units with wooden worksurfaces and matching eye level wall cabinets, sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor over, space for fridge freezer and washing machine, part tiled walls and tiled flooring

### Bathroom

7'04 x 7'0

Double glazed obscure window to rear, panelled enclosed bath with shower over and screen, pedestal wash hand basin with taps, low level WC, radiator, part tiled walls and vinyl flooring.





### **Second Floor Landing**

Double glazed Velux window to rear, fitted carpet and doors to:

### **Bedroom One**

14'4 x 11'0

Double glazed window to front, down lights, fitted wardrobes, radiator, fitted carpet.

### **Bedroom Two**

10'4 x 11'1

Double glazed window to rear, down lights, radiator, fitted carpet.

### **Externally**

### **Parking**

Parking space to rear of the property.

### **Lease Information**

Lease: 148 years remaining

Ground Rent: £0

The vendor has advised that a payment of £700 Per Annum is made to the Right To Manage Organisation.

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

### **Agents Note**

Tenant in situ and the property will be sold with vacant possession.

GROUND FLOOR  
24 sq.ft. approx.



1ST FLOOR  
402 sq.ft. approx.



2ND FLOOR  
323 sq.ft. approx.



TOTAL FLOOR AREA: 767 sq.ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

£325,000

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home.



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

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