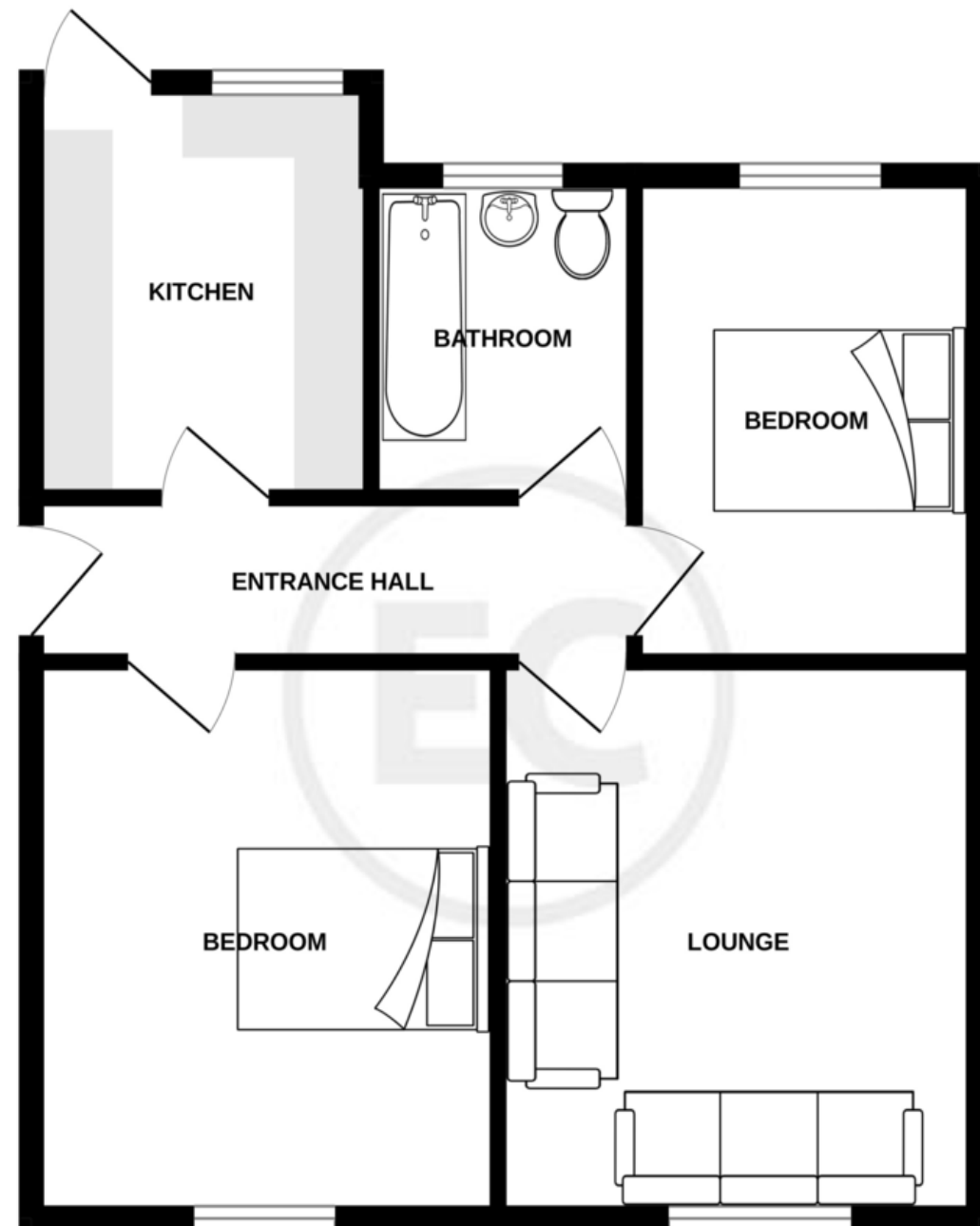
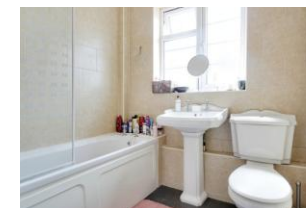


GROUND FLOOR



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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Flat 5 Fairleigh Court, Fairleigh Drive, Leigh-on-Sea, SS9 2HY

Guide Price £225,000 - £275,000

****GUIDE PRICE £225,000 - £275,000****

Stunning two double bedroom first floor flat located South of the London Road in a spectacular location for access to Leigh station and Leigh-on-sea's Broadway offering a range of shops, restaurants, cafes and bars. Internally boasting two double bedrooms, lounge to the front, modern bathroom and kitchen and decorated beautifully throughout. The property is also complimented externally by the communal gardens. Viewing highly recommended.



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- BEAUTIFULLY PRESENTED
- CLOSE TO LEIGH BROADWAY
- SHORT WALK OF LEIGH MAINLINE RAILWAY STATION
- VIEWING HIGHLY RECOMMENDED



****GUIDE PRICE £225,000 - £275,000****

Stunning two double bedroom first floor flat located South of the London Road in a prime spot for Leigh Mainline railway station and Leigh Broadway shops. Internally boasting two double bedrooms, lounge to the front, modern bathroom and kitchen and decorated beautifully throughout. The property is also complimented externally by the communal gardens. Viewing highly recommended.

ENTRANCE HALL Accessed via hardwood entrance door, smooth ceiling with inset spotlights, storage cupboard and radiator,

LOUNGE 12' 8" x 11' 3" (3.86m x 3.43m) Double glazed window to front aspect, smooth ceiling with inset spotlights, radiator, power points.

KITCHEN 7' 9" x 7' 5" (2.36m x 2.26m) Double glazed window and door to the rear, smooth ceiling with inset spotlights, range of wall and base level units with roll edge work tops incorporating stainless steel sink drainer, tiled splash backs, ceramic hob with built under oven, space for appliances, radiator, door to balcony.

BEDROOM ONE 12' 10" x 10' 10" (3.91m x 3.3m) Double glazed window to front aspect, smooth ceiling with inset spotlights, radiator, power points.

BEDROOM TWO 11' 1" x 7' 10" (3.38m x 2.39m) Double glazed window to rear aspect, smooth ceiling with inset spotlights, radiator, power points.

BATHROOM 7' 9" x 6' 6" (2.36m x 1.98m) Opaque double glazed window to rear aspect, smooth ceiling with inset spotlights, tiled to walls, bath with shower over, pedestal wash hand basin, low level WC and heated towel rail.

COMMUNAL GARDENS Mainly laid to lawn with fencing to boundaries.

LEASE DETAILS We understand that the lease currently has 83 years remaining and that the combined charges for service charge, ground rent and buildings insurance is approx. £3,000 per annum.