

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Leigh Heath Court, London Road, Leigh-on-Sea, SS9 2QP



Offers in Excess of £250,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN this lovely two bedroom ground floor flat situated on the Marine Estate in Leigh-on-Sea in this Art Deco style block. This immaculately presented property would make an ideal FIRST TIME BUY or BUY TO LET investment and benefits from having a communal terrace and private garage Lease length - 152 years. Service Charge - £619 every 6 months. Council Tax Band - C. EPC rating - D. Our ref: 15487

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Leigh Heath Court, London Road, Leigh-on-Sea, SS9 2QP

Accommodation comprises:

Entrance via Communal door with entry phone system to Communal Hall. Personal entry door to:



HALLWAY 13' x 3' (3.96m x 0.91m)

Ornate coved and skimmed ceiling with spotlight insets. Wall mounted security entry phone. Designer wall radiator. Laminate wood effect flooring. Doors to:

KITCHEN 10' 8" x 8' 5" max. (3.25m x 2.57m)

Skimmed ceiling with spotlight insets. UPVC double glazed window with blinds to remain, to side aspect. Range of newly fitted base and eye level units with laminate working surfaces and tiled splashbacks. Inset matching sink with chrome mixer tap. Inset 5 ring gas hob with extractor hood over and electric oven under. Integrated washing machine. Integrated fridge and freezer. Tiled floor.



LOUNGE 14' x 11' 3" approx. (4.27m x 3.43m)

Ornate coved and skimmed ceiling. UPVC double glazed windows with blinds to remain, to front and side aspects. Radiator. Laminate wood effect flooring.



BEDROOM ONE 12' 2" x 11' 0" (3.71m x 3.35m)

Double glazed windows with blind to remain, to front and side aspects. Radiator. Laminate wood effect flooring.



BEDROOM TWO 11' 6" x 7' 7" (3.51m x 2.31m)

Currently being used as a dining room. Ornate coved and skimmed ceiling with spotlight insets. UPVC double glazed window with blinds to remain, to side aspect. Radiator. Built in storage cupboard. Laminate wood effect flooring.



BATHROOM 8' 6" x 5' 9" (2.59m x 1.75m) Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window with blinds to remain, to side aspect. Four piece suite comprising close coupled dual flush w/c; vanity mounted hand wash basin with chrome mixer tap; panelled bath with chrome mixer tap and shower cubicle with overhead rainmaker shower head and detachable jet body spray. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

This property has its own private garage and there is a communal terrace for residents.



Agent's Note:

Lease length - 152 years.

Service Charge - £619 every 6 months

Buildings Insurance - £550 every 6 months paid annually



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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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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.