



**DEDMAN
GRAY**

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142 Elm Road, Leigh-On-Sea

£400,000 Leasehold



Ground floor 2 bed apartment near Leigh Broadway. Features 2 double bedrooms, 2 reception rooms, fitted kitchen, modern bathroom, rear garden, and off-street parking. Close to Leigh station. Lease 140+ years. Spacious 60' garden with patio, perfect for outdoor dining. Private side gate access. Ideal investment for long-term security and comfort.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two double bedrooms
- Ground floor apartment
- Two reception rooms
- Fitted kitchen
- Modern bathroom
- Own rear garden
- Juts off Leigh Broadway
- Off street parking to front
- Walk to Leigh station
- Good lease with over 140 years

Entrance

Enter through solid wood door, solid wood flooring, feature stain glass window to side aspect, understairs storage cupboard, built-in linen cupboard, picture rail, radiator.

Lounge

15' 9" x 12' 6" (4.80m x 3.81m)

Double glazed bow window to front aspect, fireplace with timber surround, smooth ceiling, solid wood flooring, picture rail, radiator.

Dining Room

12' 4" x 11' 0" (3.76m x 3.35m)

UPVC French doors leading to rear garden, wood flooring, built in double cupboard which houses the wall mounted boiler, radiator, opening into:

Kitchen

7' 8" x 6' 4" (2.34m x 1.93m)

Range of base and eye level units with roll top work surfaces incorporating stainless steel one and a half sink/drain, integrated four ring gas hob with extractor fan above, integrated electric oven, integrated dishwasher, tiled splashbacks, smooth ceiling, UPVC double glazed window to side aspect.

Bedroom 1

15' 1" x 11' 2" (4.60m x 3.40m)

Double glazed bay window to front aspect, picture rail, radiator.

Bedroom 2

12' 4" x 10' 0" (3.76m x 3.05m)

UPVC double glazed window to rear aspect, radiator, smooth plastered ceiling

Bathroom

'P' shaped bath with mixer shower, handwash basin with storage, low level wc, heated chrome towel rail, part tiled walls, obscured double glazed window to rear aspect.





REAR GARDEN

Approx 60' rear garden, paved patio area leading to lawned garden with further patio to rear ideal for alfresco dining. Own side gate access.

Off street

1 Parking Space

Block paved driveway to front for off street parking for one car.





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