

## Park View Court, Walters Close, Leigh-on-Sea, SS9 5YH



£130,000

### AN IDEAL FIRST TIME PURCHASE OR BUY TO LET OPPORTUNITY

A spacious ground floor studio apartment offered for sale with NO ONWARD CHAIN situated in a purpose built block with communal parking to rear. Within a short walk of local amenities.

Viewing recommended. Council Tax Band: A.  
EPC Rating: C. Our Ref: 19979.

Accommodation comprises:

Entrance via communal entrance door to communal entrance hall.

Personal door to property.

## ENTRANCE HALL

Radiator. Wood effect flooring. Plastered ceiling.

## BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin and close coupled wc. Radiator. Part tiled walls. Wood effect flooring.

**LOUNGE/BEDROOM 19' 2" x 10' 3" (5.84m x 3.12m)**

Double glazed window overlooking the communal gardens to front aspect. Door providing access to **ENCLOSED**

**BALCONY.** Radiator. Wood effect flooring. Coving to plastered ceiling.



**KITCHEN 8' 5" x 6' 11" (2.56m x 2.11m)**

Double glazed window to rear aspect. A range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Space for freestanding cooker. Space for appliances. Wall mounted boiler. Wood effect flooring.

## EXTERIOR.

Communal gardens. Communal parking in private car park to rear.



**Agents Note:**

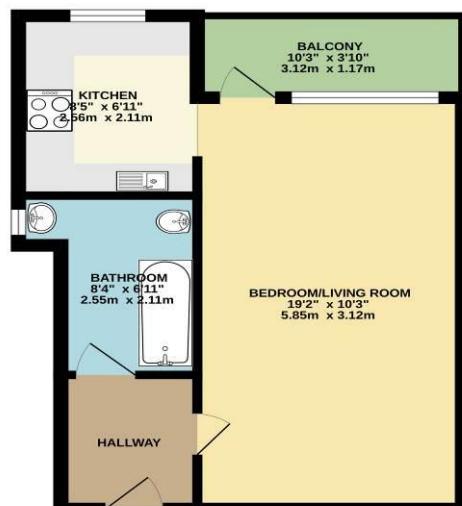
*The vendor has advised:*

Lease : 144 years remaining (commencement date 24/12/1971).

Service Charge : £680 per annum.

Service Charge: £2000 per annum  
Ground Rent: £20 per annum

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



Consumer Protection from Unfair Trading Regulations 2008.

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 show 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.