

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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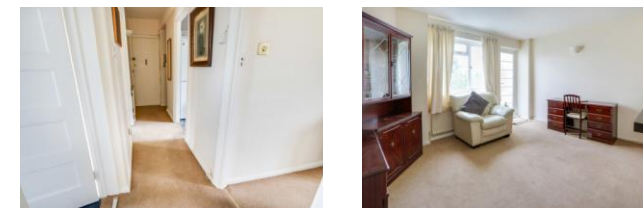
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		65	85
England, Scotland & Wales		EU Directive 2002/91/EC	



**Leigh Heath Court, London Road**  
£200,000 - £230,000

This 2 bedroom first floor flat located on the borders of the ever popular Marine Estate is offered for sale with no onward chain and a share of the Freehold. Boasting two double bedrooms, a contemporary shower room and a fully fitted kitchen, the property also benefits from the south facing balcony. Leigh Heath Court is less than a mile walk from Leigh Station on the London Fenchurch Street line and the Old Town with Leigh Broadway's Shopping facilities, restaurants and bars are a just over a mile walk.



- TWO BEDROOMS
- SEPERATE LOUNGE WITH SOUTH FACING BALCONY
- FIRST FLOOR APARTMENT
- BORDER OF MARINE ESTATE
- FITTED KITCHEN
- RECENTLY REFURBISHED SHOWER ROOM
- COMMUNAL GARDENS
- LESS THAN A MILE WALK TO LEIGH STATION & OLD TOWN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN





**FRONTAGE** Pedestrian access to Leigh Heath Court is from London Road through the delightful communal garden areas. Entrance to the building is via a security entrance phone system.

**COMMUNAL AREA** Entrance Door to front aspect leading to a communal hallway area. Stairs lead to the upper floors.

**ACCOMMODATION COMPRISES** Entrance door with security entrance phone system leading to:

**ENTRANCE HALL** Storage cupboard, coving to ceiling, radiator, doors leading to:

**KITCHEN** 9' 6" x 8' 5" (2.9m x 2.57m) Double glazed windows to rear aspect, double glazed door leading to a south facing balcony. Kitchen includes a range of base and eye level units with roll edge work surfaces, integrated oven, 4 ring hob with extractor fan over, space for washing machine, space for fridge, stainless steel sink and drainer unit with mixer tap, part tiled walls.

**LOUNGE** 13' 9" x 10' 9" (4.19m x 3.28m) Double glazed windows and door leading to a south facing balcony with views across Leigh with glimpses of the Estuary, feature brick fireplace, radiator, power points, TV point.

**BEDROOM ONE** 11' 4" x 11' 3" (3.45m x 3.43m) Double glazed windows to front aspect, radiator, power points.

**BEDROOM TWO** 11' 7" x 8' 5" (3.53m x 2.57m) Double glazed windows to front aspect, radiator, power points.

**SHOWER ROOM** Obscured double glazed windows to front aspect, recently fitted contemporary suite comprising a large walk in shower cubicle, vanity unit style hand wash basin, low level WC, Italian style ceramic tiles to walls and floor, heated towel rail.

**COMMUNAL GARDENS** Leigh heath court has communal gardens which can be used by all the residents.