



NESS ROAD, SHOEBURYNESS  
£210,000 LEASEHOLD

## TWO BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING SPACE.

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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## DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market these two double bedrooms first floor apartment with an allocated parking space.

The accommodation comprises an open plan lounge/diner, two double bedrooms, a modern fitted kitchen and a modern three-piece bathroom. Benefits include double glazing and gas central heating.

The property is situated within close proximity to local shops, amenities and Gunners Park and is within easy reach of the seafront, the Asda Retail Park and Shoeburyness mainline railway station to London Fenchurch Street with good local road transport links.

Don't miss your chance to make this delightful property your new home. Contact us today to arrange a viewing.

Accommodation: -

Communal entrance door with security entrance system. Stairs to First Floor.

Door to: - Entrance hall.

Lounge/Diner: - 20 x 11'35. Double glazed window to rear and side. Radiator.

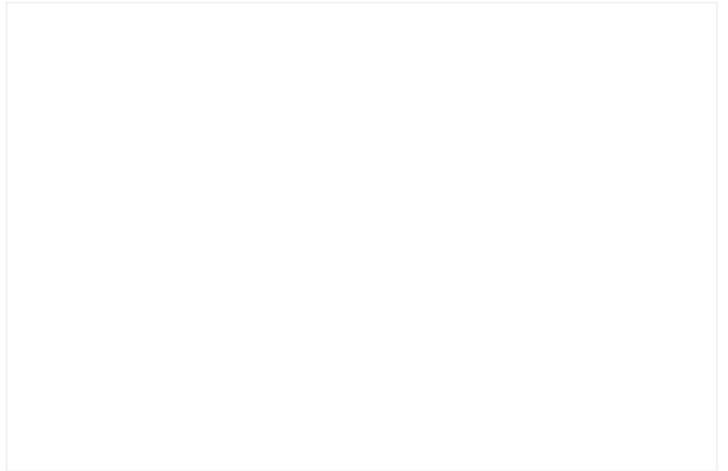
Bedroom One: -12'8 x 9'6. Double opening doors to a Juliette balcony. Radiator.

Bedroom Two: - 10'2 x 9'81. Double glazed window to rear.

Kitchen: - 9'9 x 6'5. Range of working surfaces with base units below and eyelevel units above. Inset stainless steel sink unit, Electric hob, oven below and extractor hood above. Space for kitchen appliances and tiled surrounds

Bathroom: - 6'1 x 6'4. A modern white three-piece bathroom comprising of panel bath with shower and glass screen, wash hand basin set in a vanity unit and low level wc. Part tiling to walls.

Exterior: allocated parking space.



FIRST 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 106 year and 9 months

**Service Charge:** £1700 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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