



OSPREYS, LEIGH ROAD, LEIGH ON SEA
£230,000 LEASEHOLD

A LOVELY ONE BEDROOM FIRST FLOOR APARTMENT ON THE LEIGH ROAD

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

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DESCRIPTION:

Winkworth of Leigh are delighted to offer for sale this lovely first floor one-bedroom apartment, perfect for a first-time buyer or those looking to downsize.

This wonderful property is located in the heart of Leigh-on-Sea, within walking distance to Leigh Road and Broadway, offering a variety of cafes, restaurants, bars, and boutiques. Enjoy long walks in Chalkwell Park, convenient transport links via Chalkwell Station for the C2C trainline into London Fenchurch Street, multiple bus routes, and Chalkwell Beach for relaxing by the sea

With modern living and amazing amenities right on your doorstep! Inside this wonderful property, you will find a spacious lounge/diner with Estuary views, a fitted kitchen with beautiful sea views, one double bedroom and a three-piece suite bathroom. Externally, this property features allocated off street parking for one vehicle, visitors parking space and delightful communal gardens where you can enjoy relaxing throughout the summer months.

An internal viewing is highly recommended to appreciate all that this stunning flat has to offer.

Communal Entrance: - Communal entry door system into communal hall with stairs leading to the first floor, private entrance door into:

Entrance Hall: - Coved cornicing to smooth ceiling with pendant lighting, storage cupboard, electric heater, carpeted flooring, doors to: -

Lounge/Diner: - 14'10 x 9'9. Double glazed window to rear offering Estuary views, smooth ceiling with pendant lighting, electric heater, carpeted flooring.

Kitchen: -10'10 x 6'5. Double glazed window to rear offering Estuary views. Range of wall and base level units with work surfaces above inset stainless steel sink and drainer with mixer tap, integrated oven, integrated for ring gas hob with extractor unit above, space for washing machine, space for fridge freezer. Coved cornicing to ceiling with pendant lighting, extractor fan, tiled splashback, laminate flooring.

Bedroom One: -13'8 x 10'3. Oriel double glazed bay window to front, coved cornicing to smooth ceiling with pendant lighting, electric heater, carpeted flooring and wardrobes

Bathroom: - Double glazed obscure windows to front. Three-piece suite comprising wall mounted power shower with handheld shower attachment and mixer taps over bath, pedestal wash hand basin, low level w/c, extractor fan, coved cornicing to ceiling with pendant lighting, wall mounted storage and tiled walls.

Exterior: - Allocated off street parking for one vehicle and communal gardens with lawn area and planting.

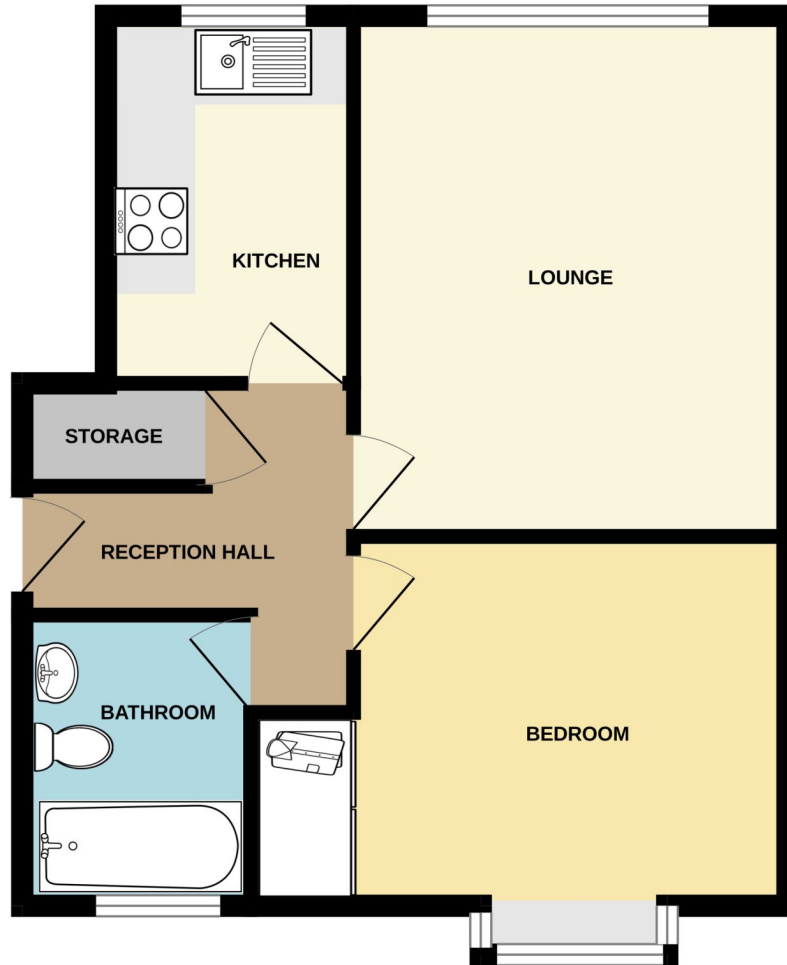
Agents Note: -Tenure - Leasehold 153 yrs left on lease

Service Charge £1350 PA plus £612 for Buildings Insurance

Council Tax Band-B



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.
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Tenure: Leasehold

Term: 153 year and 0 months

Service Charge: £1350 per annum plus £612 Buildings Insurance

Ground Rent: pepper corn

Council Tax Band: B

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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