



OSPREYS, LEIGH ROAD, LEIGH ON SEA
GUIDE PRICE:-£270,000 TO £280,000. LEASEHOLD

TWO BEDROOM FIRST FLOOR APARTMENT IN CENTRAL LEIGH WITH PARKING

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DESCRIPTION:

A lovely First Floor Apartment with 2 bedrooms available for sale in a sought-after location. This bright and spacious property offers a contemporary living space that is both affordable and convenient.

The apartment boasts a modern design and is well-maintained throughout, perfect for first-time buyers or investors alike. Residents can enjoy the communal gardens and benefit from its own parking space.

Situated in a purpose-built development, this property offers a sea view from the lounge and kitchen. Don't miss out on this fantastic opportunity to own a comfortable apartment in a prime location. Contact us today to arrange a viewing and make this property your own.

Communal Entrance - Entry door system, stairs leading to first floor, front entrance door leading into;

Private Entrance Hallway - 3.62m > 2.67m x 1.73m (11'10" > 8'9" x 5'8") - Large airing cupboard, coving, electric

heater, skirting and wood effect laminate flooring.

Bedroom One - 3.73m x 3.40m (12'2" x 11'1") - UPVC triple glazed bay fronted window with views of the church, large wardrobes to remain, inset spotlighting, skirting and wood effect laminate flooring.

Bedroom Two - 3.25m x 2.77m (10'7" x 9'1") - UPVC triple glazed bay fronted window with views of the church, coving, electric heater, skirting and wood effect laminate flooring.

Three-Piece Shower Room - 2.32m x 1.74m (7'7" x 5'8") - Recently fitted double shower with rainforest drencher head and secondary shower attachment, vanity unit with counter top wash basin and chrome mixer tap, fully tiled walls, large storage unit, extractor fan, spotlighting, low-level w/c, wall mounted mirrored cupboard, chrome towel radiator and tile effect lino flooring.

Lounge - 3.90m x 3.84m (12'9" x 12'7") - UPVC double glazed window to rear aspect with sea views, coving, electric

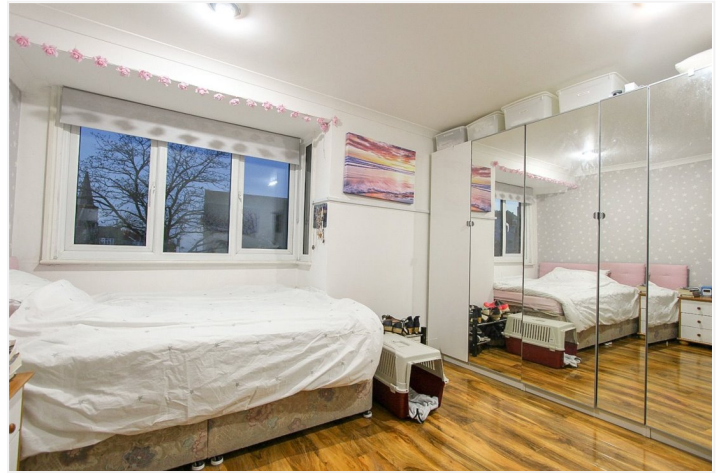
heating, skirting and wood effect laminate flooring.

Kitchen - 3.25m x 2.00m (10'7" x 6'6") - UPVC double glazed window to rear aspect with sea views. Gloss black kitchen units both wall-mounted and base level comprising; high-level storage cabinets, four ring burner electric hob and integrated oven, integrated fridge freezer, space for under counter dishwasher, space for under counter washing machine, stainless steel sink and a half with a brushed nickel mixer tap and a tiled splash-back, laminate worktops, skirting and wood effect laminate flooring.

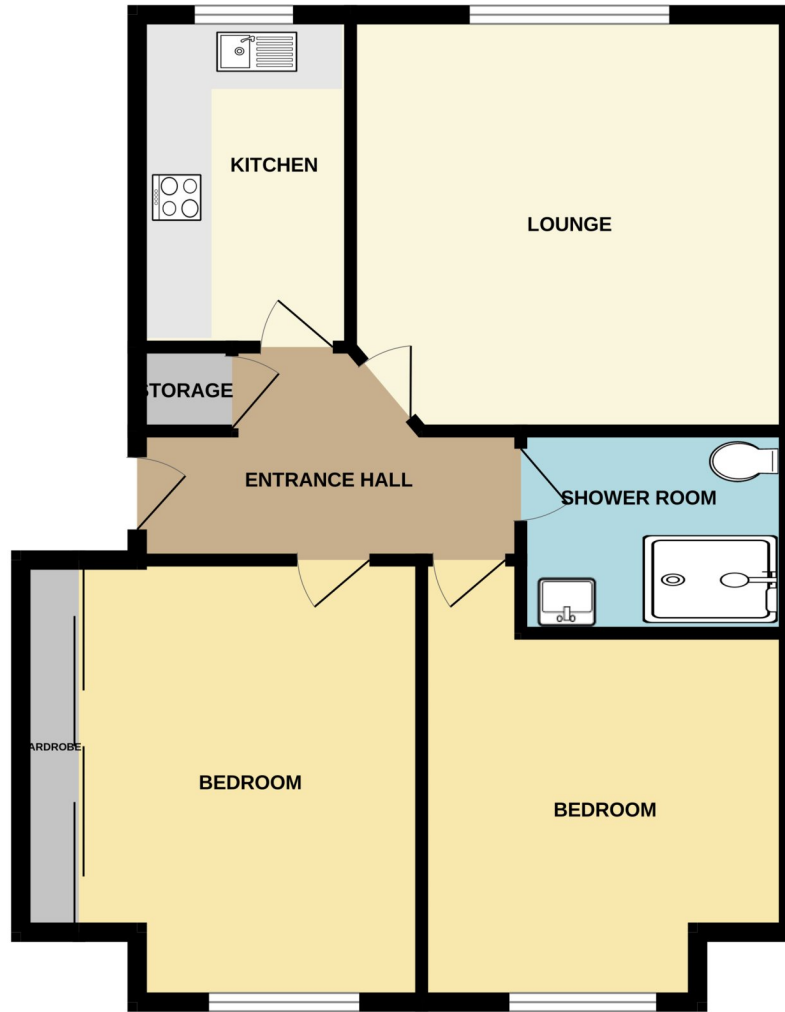
Exterior: -

Allocated Parking - One allocated parking space.

Communal gardens to rear.



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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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

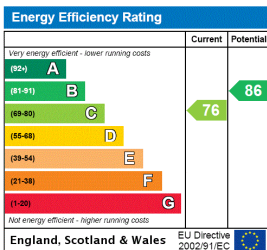
Term: 295

Service Charge: £1350 per annum

Ground Rent: £ 0 - peppercorn

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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