



GRAND PARADE, LEIGH ON SEA  
Guide Price :- £375,000 to **£400,000** LEASEHOLD

## **SPACIOUS ELEVATED GROUND FLOOR TWO BEDROOM APARTMENT WITH ESTUARY VIEWS**

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**DESCRIPTION:**

Spacious Elevated Ground Floor Apartment with Estuary Views

This spacious elevated ground floor apartment is conveniently located within walking distance of both the Broadway and Chalkwell Mainline Railway Station, offering easy access to transportation. With stunning Estuary views and no onward chain, this property presents an excellent opportunity for comfortable and convenient living.

Don't miss the opportunity to make this delightful apartment your new home. Arrange a viewing today.

Accommodation: -

Communal Entrance Hall: -

Welcoming communal entrance hall provides access to the apartment.

Entrance Hall: - Wooden flooring and inset lighting create a warm and inviting ambiance. Two radiators ensure comfort upon entry.

Lounge: -21'6 (Into Bay) x 14'10. The large lounge features a double-glazed bay window to the front, offering fantastic views over the Thames Estuary. Additional features include a feature fireplace, ornate coving, and ceiling rose. Radiator.

Kitchen: -13'4 x 7'3. The fitted kitchen boasts a range of working surfaces with base and eye level units, tiled surrounds, and an inset single drainer sink unit. Integrated appliances include a gas hob with oven below and extractor above. Inset lighting.

Bedroom One: - 16'5 x 12'4. This spacious bedroom features a double-glazed window to the rear, ornate coving, ceiling rose, and a radiator.

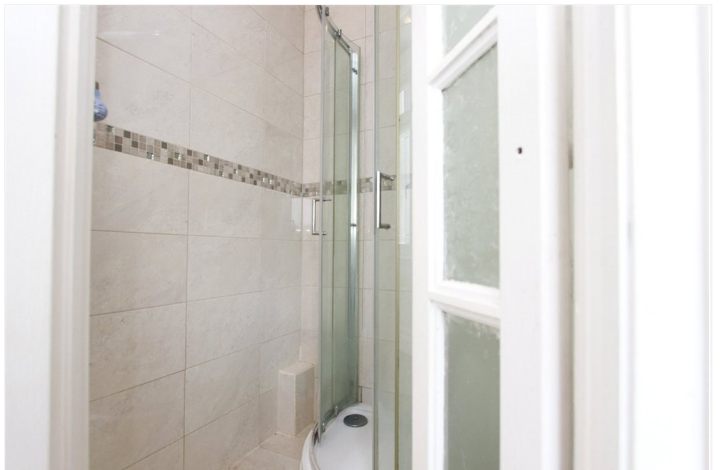
En-Suite Area: - The en-suite area boasts a lovely rolltop freestanding bath with mixer taps and a shower attachment, providing a luxurious bathing experience.

Bedroom Two: -12'01 x 7'6. Double glazed windows to the side and rear, with a door leading to the rear. Additional features include coving, a radiator, and a cupboard for storage.

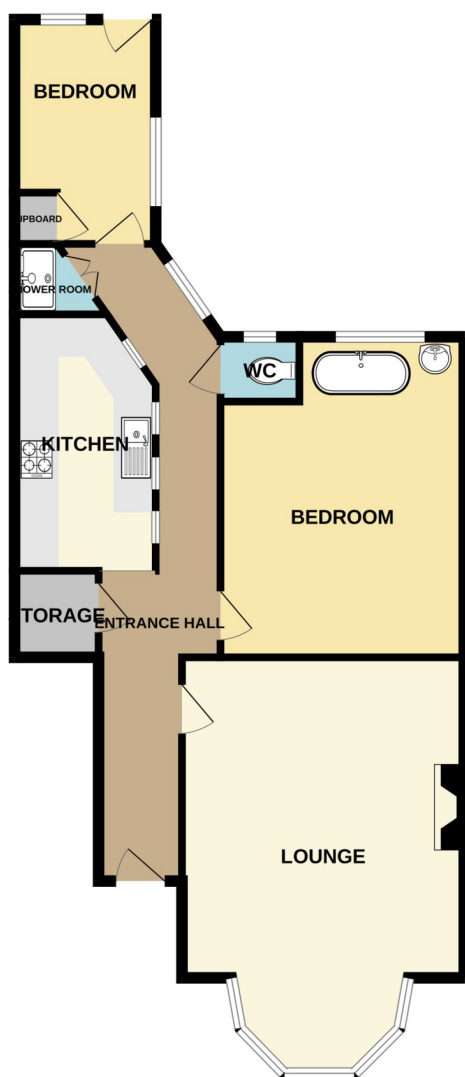
Shower Room: - The shower room features a shower cubicle with tiling to the walls, providing convenience and functionality.

Cloakroom: - The cloakroom includes an obscure window to the rear, a low-level WC, panelling to the walls, and a wash hand basin.

Exterior: - Off-road parking for one car to the front adds convenience to the property.



GROUND FLOOR

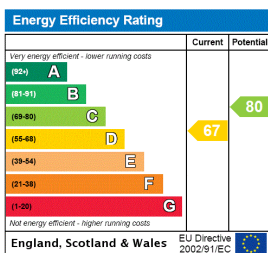


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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:** Expires - 160
- Service Charge:** ftba
- Ground Rent:** £ 150 Annually (subject to increase)
- Council Tax Band:** D

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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