



OAKLEIGH PARK DRIVE, LEIGH ON SEA  
£265,000 LEASEHOLD

## FIRST FLOOR TWO BEDROOM APARTMENT SOUTH OF LONDON ROAD

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**DESCRIPTION:**

Nestled in a desirable residential area, this charming first-floor apartment offers a comfortable and convenient lifestyle. Boasting two well-appointed bedrooms, this property is well-maintained and floods with natural light, creating a bright and welcoming ambiance throughout.

The property has use of a garden and off-street parking. With its affordable price point and attractive features, this apartment presents a fantastic opportunity for first-time buyers, young professionals, or investors looking to expand their portfolio.

Don't miss the chance to make this property your own and enjoy all the benefits of living in this sought-after location.

Contact us today to arrange a viewing and discover all that this

wonderful apartment has to offer.

Entrance - Via private entrance to the side of the building via a wooden door with internal stairs leading to the first floor.

Landing - Carpet laid to floor, loft access, doors to accommodation.

Lounge: - 13'51 x 11'08. Double glazed windows to rear and side aspects, dado rail, coving to ceiling, wood effect laminate flooring, wall mounted radiator.

Kitchen: - 11'2 x 7'7. Double glazed window to rear aspect. Fitted with a range of matching wall and base units with roll top work surface, circular stainless-steel sink and drainer, built in oven with four ring gas hob and extractor over, space for washing machine and tall fridge freezer. breakfast bar, tiled splash backs, wall mounted 'ideal' boiler, smooth ceiling with cornice coving, tiled flooring

Bathroom: - 7'10 x 5'01. Fitted with a three-piece bathroom suite comprising panel bath with shower attachment and glass shower screen, wash hand basin and low-level w/c with push button, tiled flooring, wall mounted radiator.

Bedroom One: - 10 x 9'57. Double glazed window to front aspect, coving to ceiling, wall mounted radiator, dado rail, storage cupboard, carpet laid to floor.

Bedroom Two: - 11'34 x 6'72. Double glazed window to front aspect, wall mounted radiator, coving to ceiling, carpet laid to floor.

External: - There parking and use of a courtyard garden.

Agents Notes: - We have been advised by the current owner that there is a lease of approximately 150 years remaining and nil ground rent.



# 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

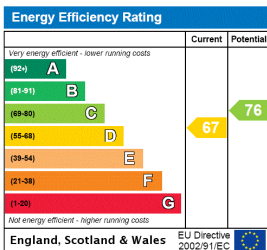
**Term:** 150 year and 0 months

**Service Charge:** tba

**Ground Rent:** £ tba

**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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