



OAKLEIGH PARK DRIVE, LEIGH ON SEA
£300,000 LEASEHOLD

ONE/TWO BEDROOM GROUND FLOOR FLAT WITH GARDEN OFF LEIGH BROADWAY

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

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DESCRIPTION:

Charming ground floor apartment now available! This well-maintained property offers easy access and a convenient location. Enjoy a lovely garden space perfect for relaxing or entertaining. Don't miss out on this fantastic opportunity!

ACCOMMODATION

Entrance: - Covered entrance porch with part opaque glazed entrance door to:

Communal Hallway: - Further personal entrance door to:

Hallway: - Laminate wood flooring, radiator, under stairs storage cupboard.

Open Plan Living/Kitchen: - 16'4 x 12'5 > 10'8. Double glazed bay window and French doors both to side. Laminate wood flooring, granite effect rolled edge work surfaces with modern white gloss fronted base, drawer and cupboard units, including fold-out unit and eye level wall cabinets, single drainer stainless steel sink with mixer tap, four ring gas hob with oven below and extractor over, tiled splashbacks, modern vertical radiator, coved cornice.

Reception Room/Bedroom: - 12'11 x 12' > 9'9. Double glazed bay window to front Radiator, coved cornice.

Bedroom: - 10'11 x 9'11. Double glazed window to rear. Radiator, coved cornice to textured ceiling.

Utility Room: - 5'3 x 3'5. Opaque double-glazed window to side. Granite effect rolled edge work surface with plumbing for washing machine below, wall mounted gas boiler serving heating and hot water (not tested), tiling to full wall height, tiled floor, downlights.

Bathroom: - 6'9 x 5'5. Opaque double-glazed window to rear. Modern white suite comprising panelled bath with mixer tap and shower attachment and separate thermostatically controlled shower over, pedestal wash hand basin, close coupled wc, tiled floor, tiling to full wall height, chrome heated towel rail, downlights, extractor fan.

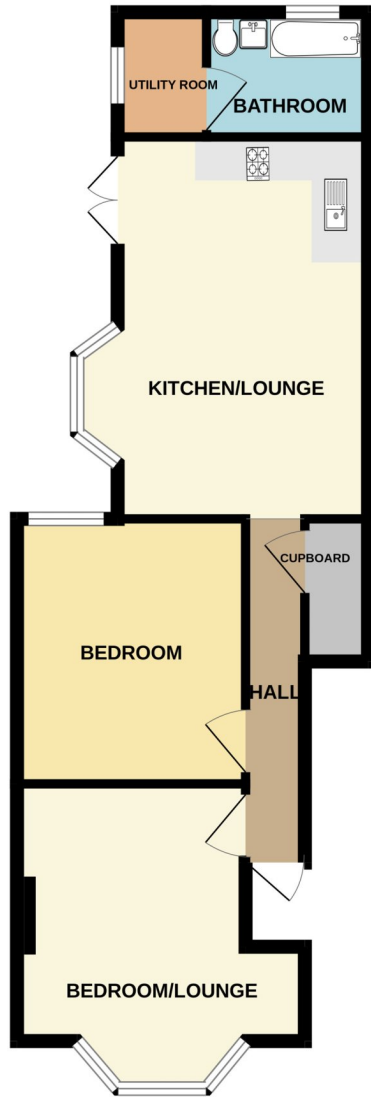
Externally: -

Rear Garden: - Direct access from kitchen to west facing rear garden commencing with paved patio having freshly stocked flower and shrub borders, outside tap, pedestrian side access. Garden shed

Front Garden: - Paved enclosed front garden with flower and shrub borders, pedestrian side access.

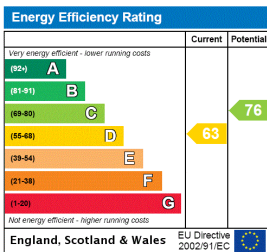


GROUND FLOOR



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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Tenure: Leasehold

Term: 113 year and 0 months

Service Charge: £140 per ann plus £950 Buildings Insurance approx

Ground Rent: £250 Annually

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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