



LEIGHAM COURT DRIVE, LEIGH ON SEA  
OIEO: - £325,000 LEASEHOLD

## A LOVELY BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR FLAT WITH OWN WEST FACING GARDEN

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

**Winkworth**

for every step...

[winkworth.co.uk](https://www.winkworth.co.uk)





#### DESCRIPTION:

A charming and delightful two-bedroom period first-floor apartment. A true gem in a highly sought-after location. Boasting a bright and airy feel throughout, this property offers a convenient and spacious living space, perfect for those looking for a comfortable home.

The well-maintained property features a lovely garden, providing a tranquil outdoor space to relax and unwind. The open-plan living area is ideal for entertaining guests, while the two bedrooms offer ample space and natural light.

Situated in a desirable neighbourhood, this property is just a stone's throw from Leigh Broadway and Chalkwell train station. This apartment really has everything you need close by making it an ideal choice for families or professionals seeking a convenient and stylish place to call home.

Don't miss out on this fantastic opportunity to own a beautiful property in a prime location.

Entrance: - Private entrance door opening into a hallway with stairs leading to first floor.

Landing: - Access to loft space, door to all rooms.

Lounge: - 15'8 x 12'4. A bright and spacious room with a double-glazed bay window to front, radiator and smooth ceiling.

Kitchen/Breakfast Room: - 12'25 x 10'. A lovely room with a large double-glazed bay window to rear overlooking the garden and a double-glazed stable door to side with stairs leading to rear garden. Range of wall and base units with work surfaces incorporating sink and drainer unit with splash backs, integrated oven, electric hob with extractor hood over, integrated fridge freezer, washer/dryer and dishwasher and laminate flooring.

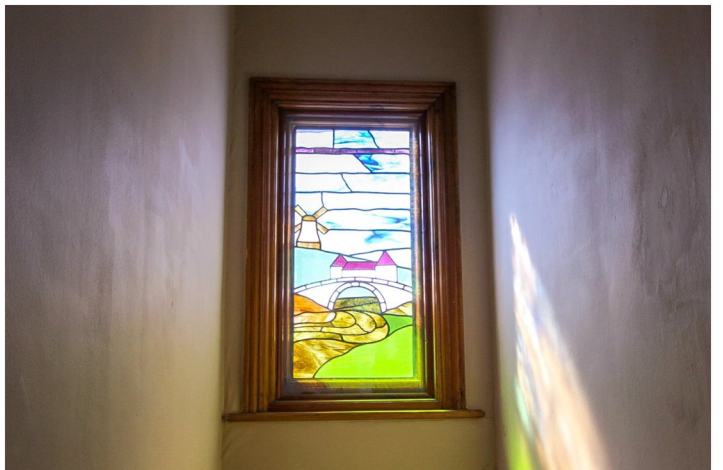
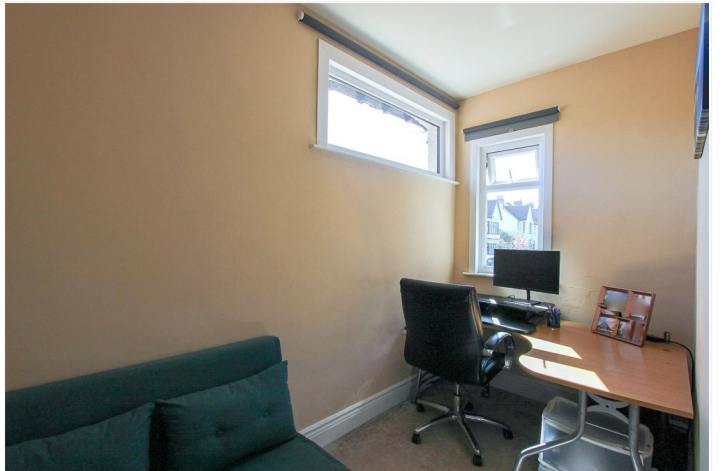
Bedroom One: - 13'3 x 12'4. Double glazed window to rear, radiator and smooth ceiling.

Bedroom Two: - 10'9 x 5'5. A dual aspect room with a double-glazed window to front and side, radiator, smooth ceiling.

Shower Room: - 7'7 x 5'98. Double glazed window to side. A modern three-piece suite comprising walk in shower cubicle, wash hand basin set on vanity unit and low-level w.c, tiled walls and flooring, heated towel rail,

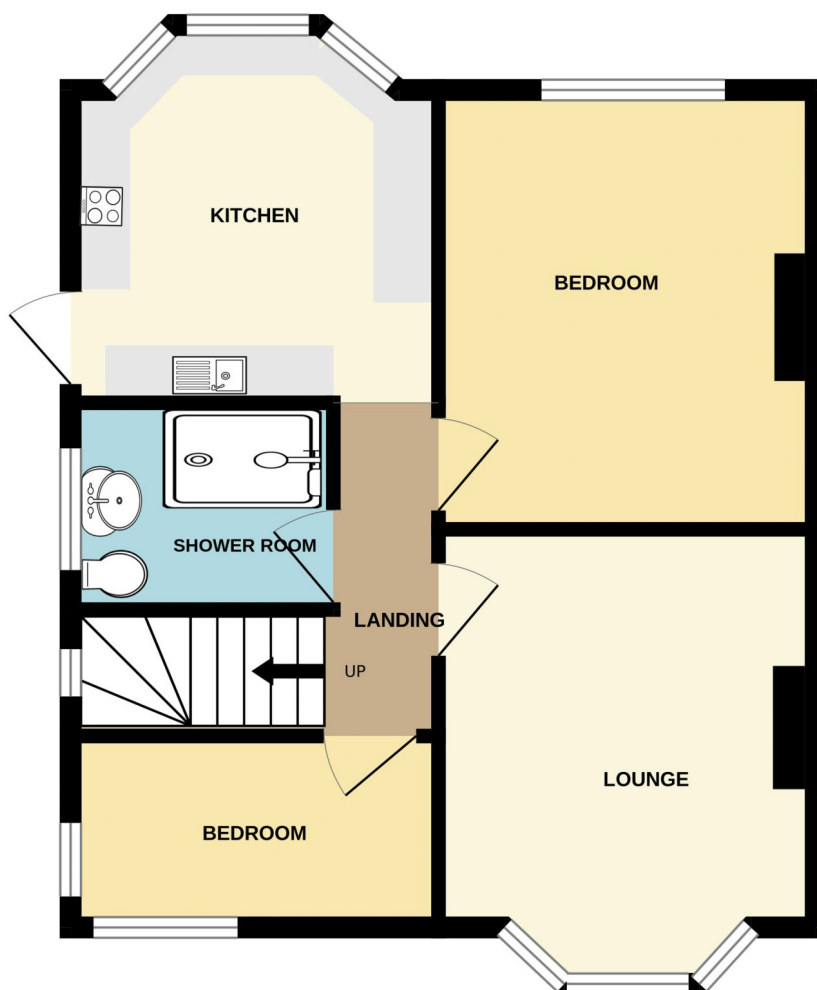
Rear Garden: - A lovely West facing rear garden. Laid to lawn with decked area, block paved seating area with brick-built BBQ, and shed.







## 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 144 year and 2 months

**Building Insurance:** £300 approx per ann

**Ground Rent:** £ 0

**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.

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.