



LEIGH ROAD, LEIGH ON SEA  
Asking Price:- £350,000 LEASEHOLD

## TWO-BEDROOM DUAL ASPECT GROUND FLOOR APARTMENT LOCATED WITHIN THE POPULAR MODERN COMPLEX, 'THE CORONA'.

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**DESCRIPTION:**

Winkworth are delighted to offer for sale this two-bedroom dual aspect ground floor apartment located within the popular modern complex, 'The Corona'.

This immaculately presented apartment boasts two double bedrooms, an open-plan contemporary kitchen/reception room and a luxury three-piece family bathroom.

The Corona offers a convenient central Leigh-on-Sea location and is within walking distance of Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. It also sits near the seafront and Chalkwell mainline railway station, serving London Fenchurch Street for commuters. For schooling, Leigh North Street is within the catchment area as well as Belfair's Academy.

Communal Entrance: - Impressive marble floor tiling, lift access as well as a stairwell down to the parking level and communal gardens. Fob-controlled security entrance/exit security gate into complex including fob controlled underground car park entrance into building

Private Entrance Hallway: - Colour video secure door entry system, large storage cupboard, spotlighting, skirting and oak engineered flooring with underfloor heating.

Open-Plan Kitchen/Reception Room: - 5.86m x 4m (19'2" x 13'1") - Double glazed French doors and window to front aspect for main terrace access. Modern wood effect handle less kitchen units both wall-mounted and base level comprising; stone worktops, Pronteau copper boiling/cold water tap with secure click system and matching copper inset 1.5 sink with copper glass matching full splashback. Integrated Bosch appliances include: - fridge/freezer, dishwasher, washing machine/tumble dryer, single oven, eye-level Microwave, spotlighting, skirting, oak engineered flooring with underfloor heating.

Main Terrace: - Composite decking, spotlighting, glass balustrades, access via kitchen/reception room and bedroom two.

Main Bedroom: - 3.86m x 3m (12'7" x 9'10") - Double glazed French doors for access to the south-facing sun terrace, spotlighting, skirting and carpet and underfloor heating.

Main Bedroom Sun Terrace: - South-facing with composite decking, glass balustrades and spotlighting.

Second Bedroom: - 3.82m x 3.16m (12'6" x 10'4") - Double glazed door and window to front aspect for main terrace access, spotlighting, skirting and carpet and underfloor heating.

Three-Piece Family Bathroom: - 2.05m x 1.65m (6'8" x 5'4") - Porcelain wall and floor tiling with underfloor heating, bathtub with drencher head and secondary shower attachment, toilet with hidden cistern, wall-mounted wash basin with chrome mixer tap set into the wall, fitting for heated towel rail, inset shelf with a wall-mounted mirrored cupboard above, spotlighting, extractor fan.

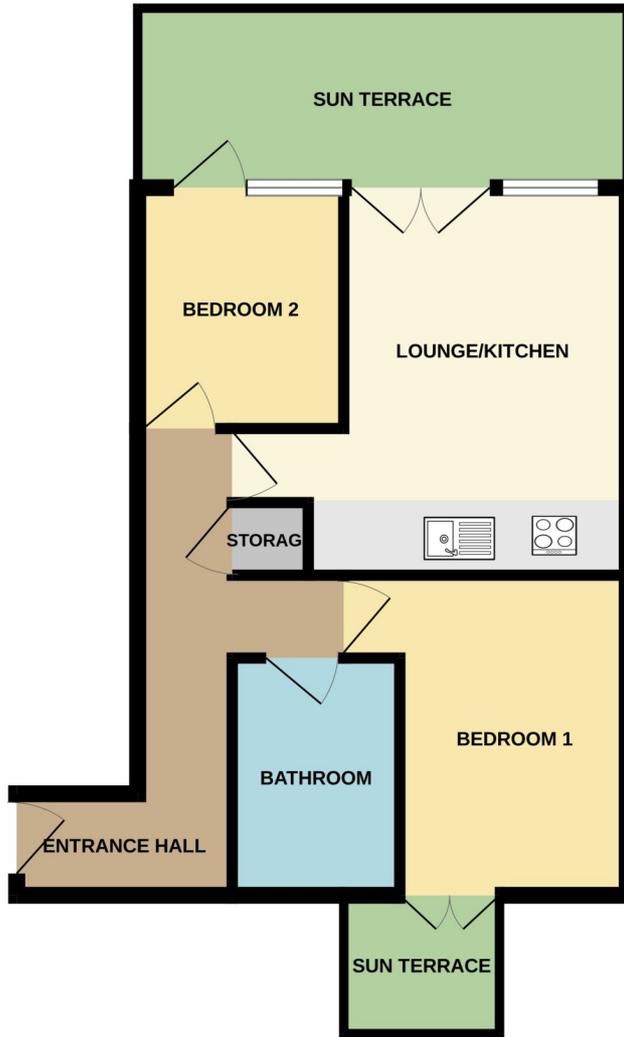
Allocated Parking: - One undercover parking space through an entrance/exit security gate into complex, including fob controlled underground car park entrance into building. Access to communal garden, secure bike store room, bin store.

Communal Garden: - Lawn area and planting borders.

Agents' Notes: - Underfloor Heating (all individual room controlled), combi boiler with warranty to 2027, communal sky system with dish, brass door handles and door stoppers to all doors/storage cupboard, TV high level wall sockets in rooms (to hide cables within walls between console and high wall level sockets).



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:** 195 year and 6 months

**Service Charge:** £tba per annum

**Ground Rent:** £ tba 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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