



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

FIRST FLOOR TWO BEDROOM FLAT WITH OWN GARDEN AND GARAGE.

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

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DESCRIPTION:

Winkworth of Leigh have been favoured with instructions to bring to the market this spacious two-bedroom first floor flat. The property has a good size lounge, two double bedrooms, bathroom, kitchen and separate dining room. There is a West facing rear garden and a garage.

Situated in Chalkwell Park Drive, South of the London Road in Leigh-on-Sea, this ideal first purchase or investment is just a short stroll from local amenities which includes nearby seafront, parks and mainline railway station - serving London Fenchurch Street for commuters. Also, within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

The property is being offered with no onward chain. We would strongly advise an internal viewing.

Communal entrance door to: - Entrance hall and stairs to first floor.

Entrance door to: -

Reception hall: - Doors to all rooms three storage cupboards.

Lounge: -12'99 x 12'31.

Double glazed windows to rear. radiator and doorway to: -

Dining Area: - 8'21 x 6'55.

Double glazed window to rear and radiator.

Kitchen: - 9'39 x 8'13.

Double glazed window to side. Range of working surfaces with high white gloss base units below and matching eyelevel units above. Tiled surrounds, inset stainless steel sink unit, gas hob with oven below and extractor hood over. Space for kitchen appliances.

Bedroom One: - 12'27 x 11'20.

Double glazed window to front and radiator.

Bedroom Two: -12'31 x 9'23.

Double glazed window to front and radiator.

Bathroom: -8'04 x 7'01.

Obscure double-glazed window to side. Bath, low level wc and wash hand basin. Part tiling to walls and cupboard.

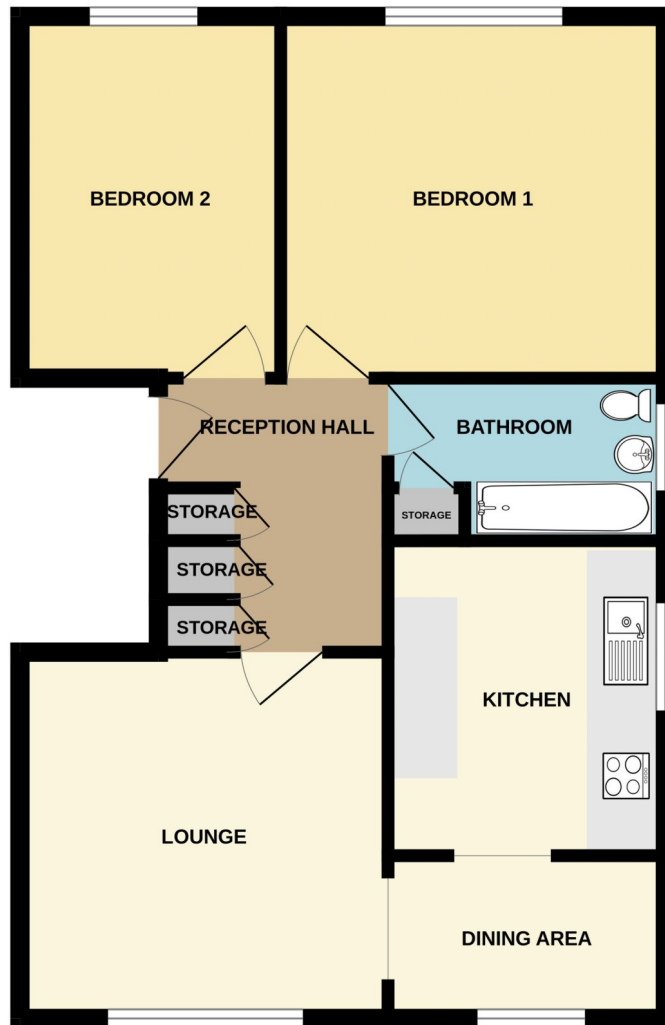
Exterior: -

Share of rear garden.

Garage.



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.

Tenure: Leasehold

Term: 137 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(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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