



LEIGH ROAD, LEIGH ON SEA  
£390,000 LEASEHOLD

## BEAUTIFUL TWO BEDROOM APARTMENT WITH SOUTH FACING TERRACE

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**DESCRIPTION:**

Winkworth Estate Agents are delighted to offer for sale this stunning two-bedroom ground floor apartment located within the popular modern complex The Corona.

Positioned within the heart of Leigh-on-Sea, this fabulous home boasts superb location for the fashionable Broadway, nearby seafront and mainline railway station.

This immaculately presented property provides an open-plan contemporary kitchen/lounge, modern shower suite and en-suite bathroom, private south facing terrace to rear and further benefits from secure allocated off-street parking for one car.

The accommodation comprises; beautifully presented and secure communal entrance lobby with private door into; hallway, bathroom, master bedroom with en-suite bathroom, further second bedroom, shower room and an impressive open-plan kitchen/living room.

Externally, this fantastic flat boasts a private terrace which can be accessed from both the bedroom and lounge and also offers allocated secure parking.

The property is served by underfloor heating and provides double glazing throughout.

The Corona is a wonderfully designed modern apartment complex built within the last year and offers convenient central location within Leigh-on-Sea - providing residents immediate proximity of all local amenities. Nearby seafront and mainline

railway station (serving London Fenchurch Street for commuters) are both within a short walk. Also, within touching distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

This truly wonderful ground floor apartment is on offer with a long lease and provides first time buyers the perfect opportunity to take their initial step onto the property ladder. Available immediately, viewings are strongly recommended to avoid missing out on this impressive modern home.

Communal Entrance Lobby - Secure communal modern contemporary entrance, secure entry door accessed by telecoms & video entry system. Private door to:

Hall 4.8m x 3.3m (Max) - Engineered oak timber flooring, underfloor heating, thermostat, video entry telecoms screen, down lights. Doors into the following rooms:

Storage Cupboard -

Engineered oak timber flooring, lighting.

Open-Plan Kitchen/Lounge 7.1m x 4.6m (Max) Engineered oak timber flooring, underfloor heating, downlights, air vent, stone worktops, contemporary Moylan's wall & base units, integrated appliances include one & half bowl sink with drainer & taps, Bosch four ring induction hob with extractor over, integrated Bosch electric oven, integrated fridge, integrated freezer,

integrated dishwasher, integrated washer/dryer, integrated microwave t.v satellite points, double glazed window with built-in blinds double glazed French doors leading to terrace with built-in blinds.

Bedroom One 4.2m x 3.2m- Carpet flooring, underfloor heating, down lights, double glazed French doors leading to terrace with built-in blinds.

En-Suite Bathroom: 2.1m x 1.6m- Contemporary suite porcelain floor tiles to floor & to walls, down lights, isolator, underfloor heating, heated towel rail, wash basin with mixer tap, wall mounted mirrored cabinet, low level w.c, bath with mixer tap, shower head and shower overhead.

Bedroom Two; 3.5m x 2.6m: -

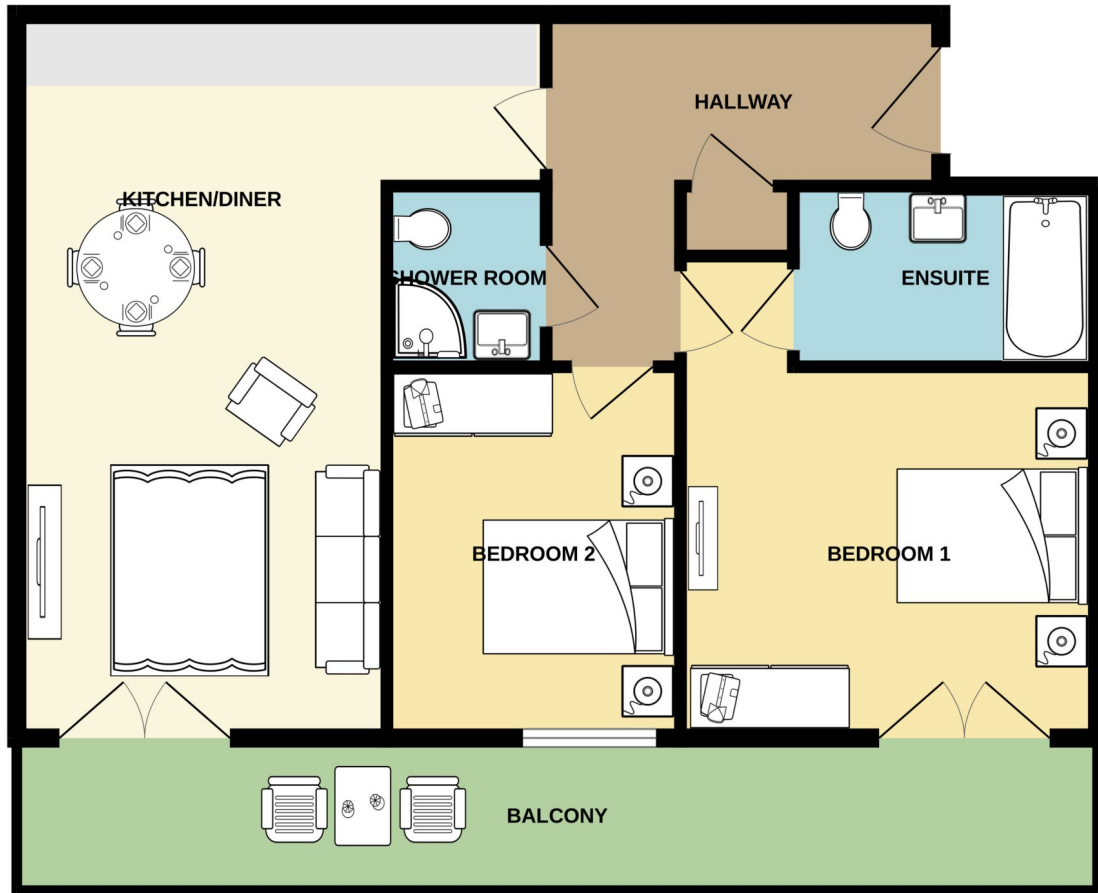
Carpet flooring, underfloor heating, down lights, double glazed French doors leading to terrace with built-in blinds.

Shower Room 1.5m x 1.5m - Contemporary shower suite porcelain floor tiles to floor & to walls, down lights, isolator, underfloor heating, heated towel rail, wash basin with mixer tap, wall mounted mirrored cabinet, low level w.c, shower enclosure with, shower head

Externally - The property provides allocated secure parking to rear, private terrace to rear access, cycle storage



## 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.

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:** 193 year and 3 months

**Service Charge:** £tba per annum

**Ground Rent:** £150 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-58) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		82	82
EU Directive 2002/91/EC			

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