



Glendale Gardens, Leigh-On-Sea  
£265,000

home.



# Flat 6, Westleigh Heights Glendale Gardens Leigh-On-Sea SS9 2BE



- Modern one bedroom apartment
- South facing wrap around balcony
- Allocated parking space
- Close to station
- Ideal first time purchase
- Excellent local amenities nearby

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



Home Estate Agents are excited to offer for sale this modern apartment located in the desirable area of Glendale Gardens, Leigh-On-Sea. This charming flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples.

The apartment features one well-proportioned bedrooms, providing ample space for relaxation and rest. The large and inviting lounge serves as a versatile area, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary design throughout the flat ensures a bright and airy atmosphere, enhancing the overall appeal of the property.

One of the standout features of this apartment is the private south facing balcony, where you can unwind and enjoy the fresh air, making it a lovely spot for morning coffee or evening relaxation. The flat also includes a modern bathroom, designed with functionality in mind.

For those who commute, the property is conveniently located close to Leigh Station, offering easy access to transport links for both work and leisure. Additionally, the apartment comes with allocated parking, providing peace of mind for residents with vehicles.

In summary, this modern flat in Glendale Gardens is a fantastic opportunity for anyone looking to enjoy a comfortable lifestyle in Leigh-On-Sea. With its excellent location, stylish interiors, and practical amenities, this property is not to be missed.







### Accommodation Comprises

The property is approached via communal door into a communal hallway with stairs leading to the second floor. Wooden entrance door leading into:

### Entrance Hallway

Carpeted, skirting, coved cornice, ceiling light, electric radiator, large storage cupboard. Doors to:

### Open Plan Lounge/Kitchen

#### Lounge Area

Carpeted, skirting, coved cornice, wall lighting, double glazed sliding door leading to the balcony, electric radiator. Open plan to:



### Kitchen Area

Wood effect lino flooring, skirting, tiled splashback, coved cornice, spotlighting. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units, inset sink with drainer and mixer tap, integrated oven with four ring induction hob and extractor over, space and plumbing for washer/dryer, integrated dishwasher and fridge freezer.

### Balcony

South facing wrap around balcony with wooden decking.





#### **Bedroom**

Carpeted, skirting, coved cornice, ceiling light, double glazed window to the rear aspect, wardrobes (to remain), electric radiator. Door to:

#### **En-Suite Bathroom**

Wood effect lino flooring, part tiled walls, spotlighting, extractor fan, wash hand basin with vanity storage beneath, WC, panelled bath with shower attachment, walk-in tiled shower cubicle, electric heated towel rail.

#### **Externally**

#### **Parking**

One allocated parking space to the rear

#### **Lease Information**

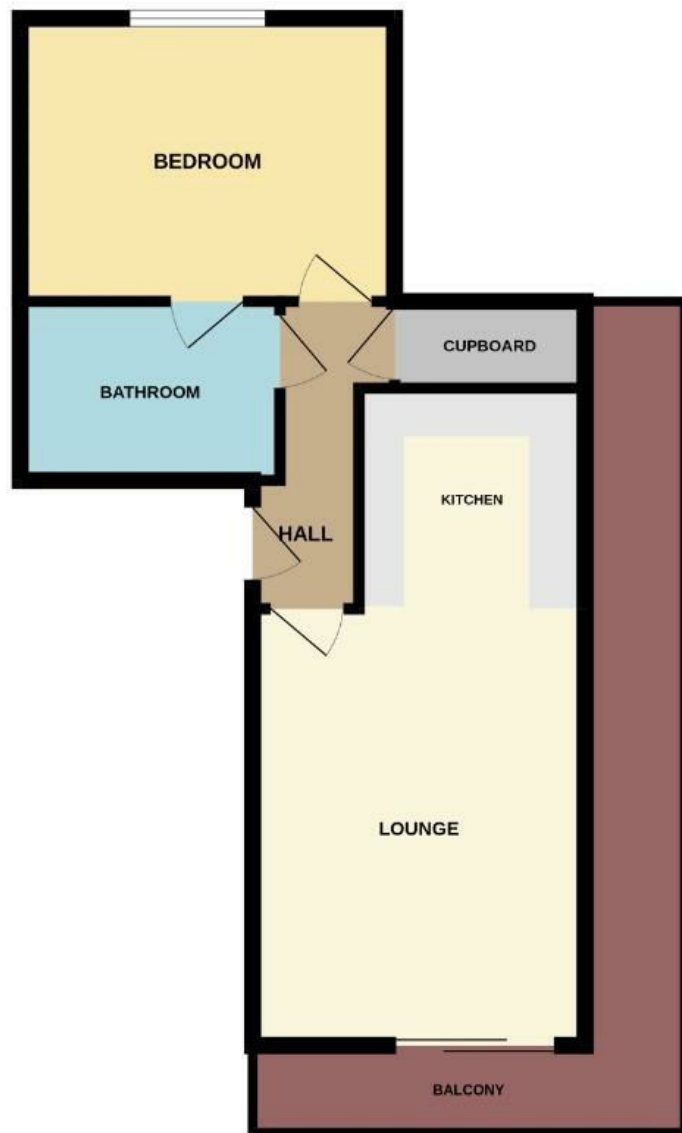
Lease: 108 remaining

Ground Rent: £275.00 Per Annum

Service Charge: £1,300.00 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

## SECOND FLOOR



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: B

£265,000

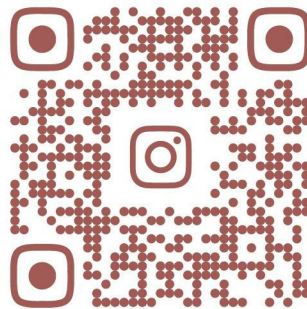
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