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today on 01268 777400



## Tankerville Drive, Leigh-On-Sea £1,250

A stylish and well maintained two bedroom second floor apartment set within an attractive detached building, offering bright and modern living in a highly desirable Leigh-on-Sea location.

The apartment features a spacious open plan lounge and kitchen with Juliette balcony, creating a light filled living space ideal for both relaxing and entertaining. The property offers one generous double bedroom with useful built-in storage alongside a second single bedroom, perfect as a guest room, nursery or home office. A contemporary bathroom with bath and overhead shower completes the accommodation.

Situated close to London Road and the A13, the property provides convenient access to local amenities and transport links. Leigh Broadway is within easy reach and offers a vibrant mix of independent boutiques, cafés, restaurants and bars, while Leigh-on-Sea mainline station provides direct routes into London Fenchurch Street, making it ideal for commuters. A rare additional benefit is a private section of the rear garden, offering valuable outdoor space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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