



\* £300,000 - £325,000 \* Welcome to this delightful ground-floor flat located in the sought-after area of The Grange, Glendale Gardens. This spacious two-bedroom property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. As you enter, you are greeted by a generous lounge area that provides a warm and inviting space for relaxation and entertainment. The lounge boasts direct access to the kitchen, creating a seamless flow between the two areas, perfect for social gatherings or family meals. The kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home. The flat features two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, adding a touch of luxury to your daily routine. Additionally, there is a stylish three-piece bathroom, providing ample facilities for residents and guests alike. For those who require parking, this property includes space for one vehicle, a valuable asset in this bustling area. The location is particularly advantageous, with Leigh Broadway and London Road shopping facilities just a stone's throw away, offering a variety of shops, cafes, and restaurants to explore. Furthermore, the flat is conveniently situated within a short walk to Leigh Station and major bus links, making commuting and travel exceptionally easy. In summary, this large two-bedroom flat in The Grange is a fantastic opportunity for anyone seeking a comfortable and well-located home. With its spacious layout, modern amenities, and proximity to local conveniences, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

- Large two bedroom ground floor flat
- En-Suite shower room and three-piece bathroom
- Private balcony
- Communal rear garden area
- Leigh Broadway and London Road shopping facilities close by
- Spacious lounge area with direct access to the kitchen
- Modern throughout
- Two well-sized bedrooms
- Short walk to Leigh Station and major bus links
- Short distance to local amenities

## Glendale Gardens

Leigh-on-Sea

**£300,000**

Price Guide



# Glendale Gardens



## Entrance Hallway

Smooth coved ceiling with a pendant light, wooden door to the front, radiator, wood effect laminate flooring, door to:

## Lounge

17'3" x 12'0"

Smooth coved ceiling with a pendant light, double-glazed French doors to the rear opening onto the private balcony, double-glazed window to the rear overlooking the garden with fitted shutter blinds, wood-effect laminate flooring, opening to:

## Kitchen

7'3" x 6'7"

Smooth coved ceiling with a pendant light. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome mixer tap, integrated oven and grill with four ring induction hob and an extractor fan above, space for a washing machine, space for a fridge freezer, wood effect laminate flooring.

## Balcony

Wrought iron balustrade, tiled slabs, small lawn area,

## Master Bedroom

13'8" x 15'3"

Smooth coved ceiling with a pendant light, double-glazed window to the side, radiator, carpet.

## En-Suite

Smooth ceiling with inset spotlights and an extractor fan, corner shower cubicle with a shower hose, low-level WC, part tiled walls, tiled flooring.

## Bedroom Two

10'0" x 8'5"

Smooth coved ceiling with a pendant light, double-glazed window to the side, hanging rails, radiator, carpet.

## Three-Piece Bathroom

Smooth ceiling with inset spotlights and an extractor fan, paneled bath with a shower hose, low-level WC, pedestal wash basin, part tiled walls, tiled flooring.

## Exterior

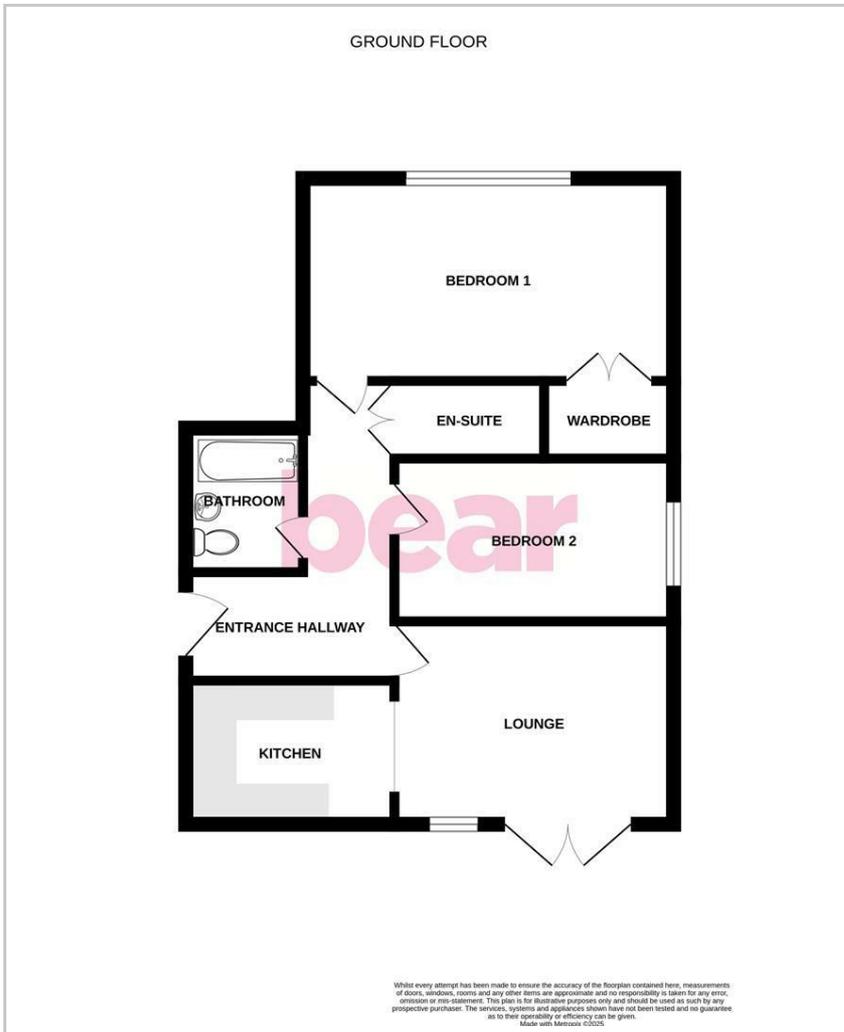
Allocated parking for one vehicle.

## Agents Notes:

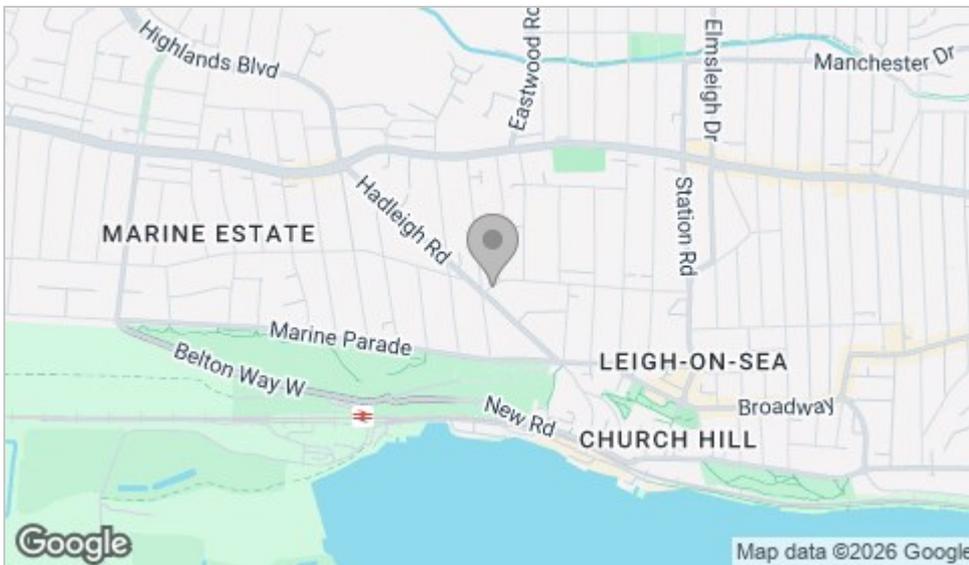
Council tax band: C



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

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