



\* £190,000 - £200,000 \* EXTRA LONG LEASE \* Located in the charming area of Leigh-on-Sea, this spacious one-bedroom first-floor flat on Manchester Drive offers a delightful living experience. The property features a generous lounge-diner, perfect for both relaxation and entertaining guests. With one well-appointed bedroom and a modern bathroom, this flat is ideal for individuals or couples seeking a comfortable home. One of the standout features of this property is the allocated parking space for one vehicle, providing convenience in this bustling area. Residents will appreciate the proximity to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away. Additionally, major bus links within walking distance make commuting and exploring the surrounding areas effortless. This flat presents an excellent opportunity for those looking to enjoy the vibrant lifestyle that Leigh-on-Sea has to offer, all while benefiting from the comfort and space of a well-designed home. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering..

- Spacious one bedroom first floor flat
- Large lounge-diner
- Three-piece bathroom
- Close to local amenities
- Major bus links within walking distance
- Allocated parking for one vehicle
- Fully fitted kitchen
- Modern throughout
- Blenheim Park near by

## Manchester Drive

Leigh-On-Sea

**£190,000**

Price Guide



# Manchester Drive



## Frontage

Access to parking to the rear of the property, communal door to:

## Communal Entrance Hallway

Smooth ceiling with a pendant light, carpet, carpeted stairs rising to the first-floor landing.

## First Floor Landing

Smooth ceiling with a pendant light, carpet, door to:

## Entrance Landing

Smooth ceiling with a pendant light, wood-effect laminate flooring, doors to all rooms.

## Lounge-Diner

18'8" x 9'10"

Smooth ceiling with inset spotlights, double-glazed bay window to the front, space for a dining table, wood-effect laminate flooring.

## Kitchen

9'10" x 6'

Smooth ceiling with a pendant light, obscured double-glazed window to the rear. Modern white gloss kitchen comprising of; wall and base level units with a roll-edge wood-effect laminate worktop, inset sink and drainer with a chrome mixer tap, integrated oven and grill with a four-ring electric hob and an extractor fan over, integrated fridge freezer, integrated slimline dishwasher, space for a washing machine, wood effect laminate flooring.

## Bedroom

12'5" x 8'5"

Smooth ceiling with inset spotlights, double-glazed window to the rear, floor-to-ceiling wardrobe, wood-effect laminate flooring.

## Three-Piece Bathroom

Smooth ceiling with inset spotlights, corner shower with a shower hose, low-level WC, vanity unit wash basin, fully tiled walls, tiled flooring.

## Parking

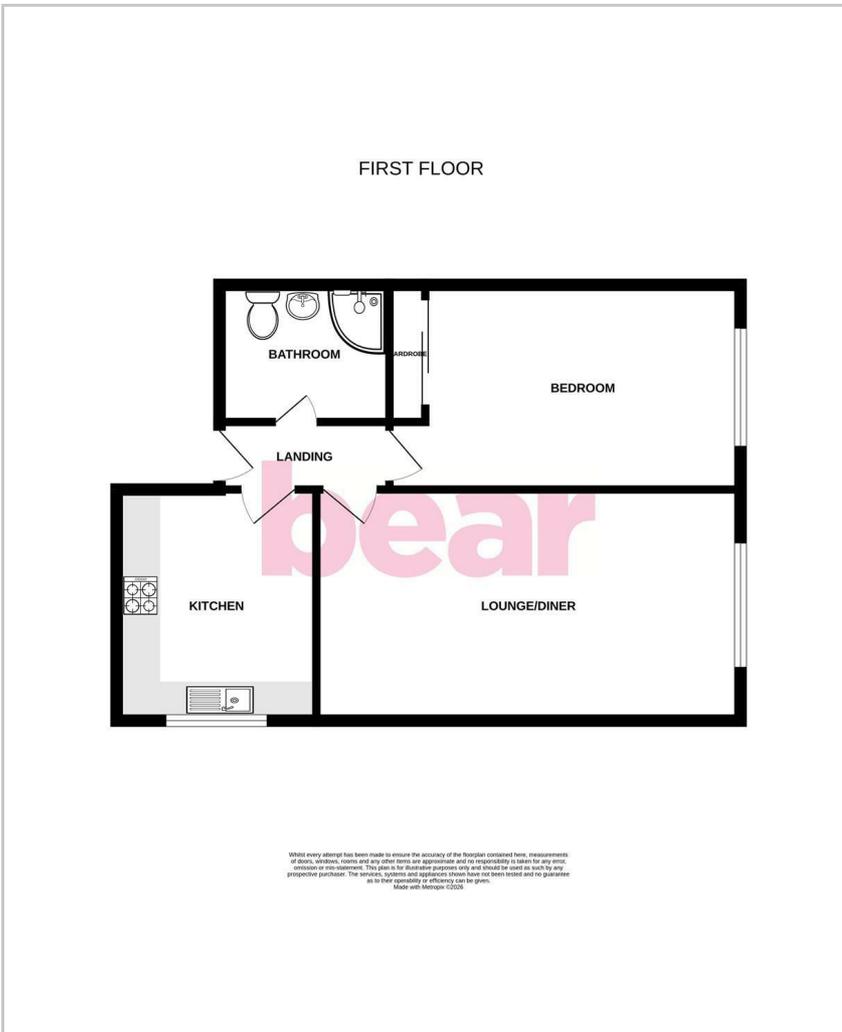
Allocated parking to the rear for one vehicle.

## Agents Notes:

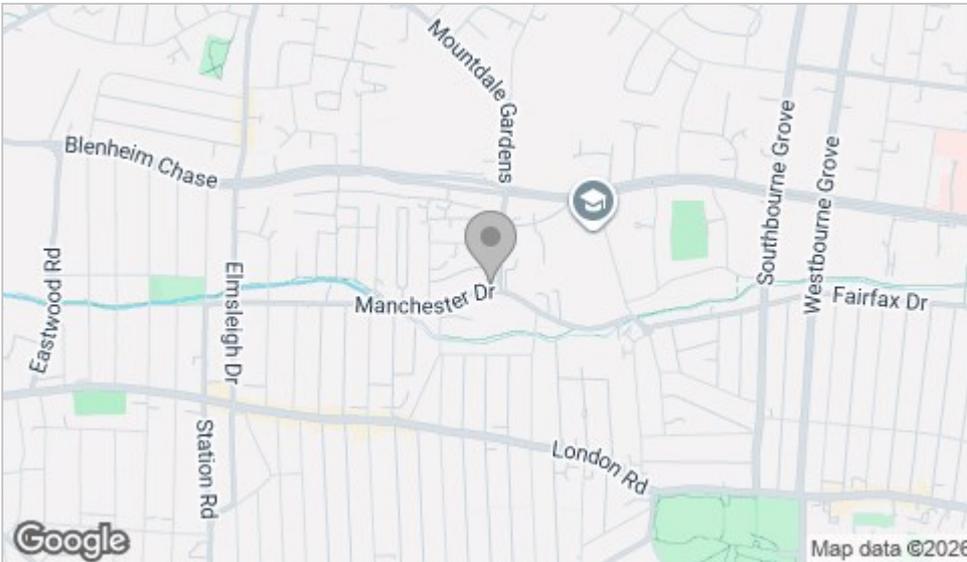
Council tax band: B



# 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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## 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	