



Located in the charming area of Albany Court, Leigh-on-Sea, this stunning top-floor flat offers a delightful blend of comfort and convenience. With one spacious bedroom, this property is perfect for individuals or couples seeking a modern living space. The heart of the home is a generous kitchen-lounge-diner, providing an ideal setting for both relaxation and entertaining. The flat features a contemporary three-piece bathroom, designed with modern fixtures to enhance your daily routine. Situated close to the vibrant amenities of London Road and the shopping facilities at Leigh Broadway, you will find everything you need within easy reach. This location not only offers a lively community atmosphere but also provides excellent transport links for those commuting to London or exploring the surrounding areas. In summary, this flat is a wonderful opportunity for anyone looking to enjoy a stylish and convenient lifestyle in Leigh-on-Sea. Don't miss the chance to make this lovely property your new home.

- Stunning top floor flat
- Fully fitted kitchen
- New laminate flooring and carpet throughout
- Modern throughout
- Short walk to Chalkwell Station, Park and Beachfront
- Spacious kitchen-lounge-diner
- Spacious double bedroom
- Contemporary three-piece bathroom
- Major bus links close by
- Close to London Road amenities and Leigh Broadways shopping facilities

**Albany Court**  
**Leigh-On-Sea**  
**£220,000**



# Albany Court



## **Hallway**

14'76 x 3'37

Smooth ceiling with two pendant lights, loft access, smoke alarm, radiator, intercom system, wood effect laminate flooring, storage cupboard housing the electric meter and fuse board, door to:

## **Bathroom**

6'93 x 6'81

Smooth ceiling with inset spotlights, double glazed UPVC Velux window to the rear, panelled bath with a shower over, low-level WC, wall mounted chrome heated towel rail, vanity unit wash basin, part tiled walls, wood effect laminate flooring.

## **Bedroom**

12'82 x 11'75

Smooth ceiling with a pendant light, two double glazed UPVC Velux windows to the rear, double column radiator, carpet.

## **Kitchen Family Room**

26'23 x 12'93

Kitchen Area:

Smooth ceiling with inset spotlights, radiator, heat alarm, double-glazed UPVC window to the front. White gloss handleless kitchen comprising of; wall and base level units with a marble effect laminate worktop, fridge and freezer on a 70/30 split, integrated oven, four-ring induction hob with an extractor over, marble effect laminate update, stainless steel sink and drainer with a chrome mixer tap, integrated dishwasher, integrated washing machine, wood effect laminate flooring.

## **Lounge Area:**

Smooth ceiling with a pendant light, wall sockets, TV sockets, radiator, storage cupboard, double-glazed UPVC window to the front, wood effect laminate flooring.

## **Exterior**

Allocated parking to the front of the property.

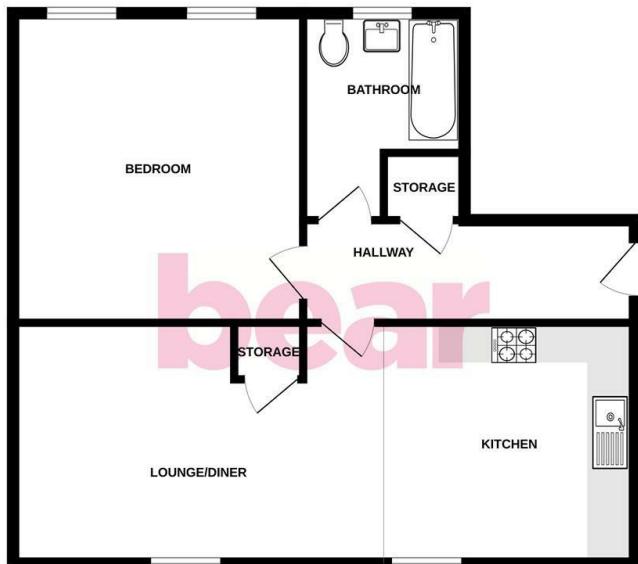
## **Agents Notes:**

Council tax band: B  
Annual Service charge - £1312.66  
Annual Ground Rent - £350.00



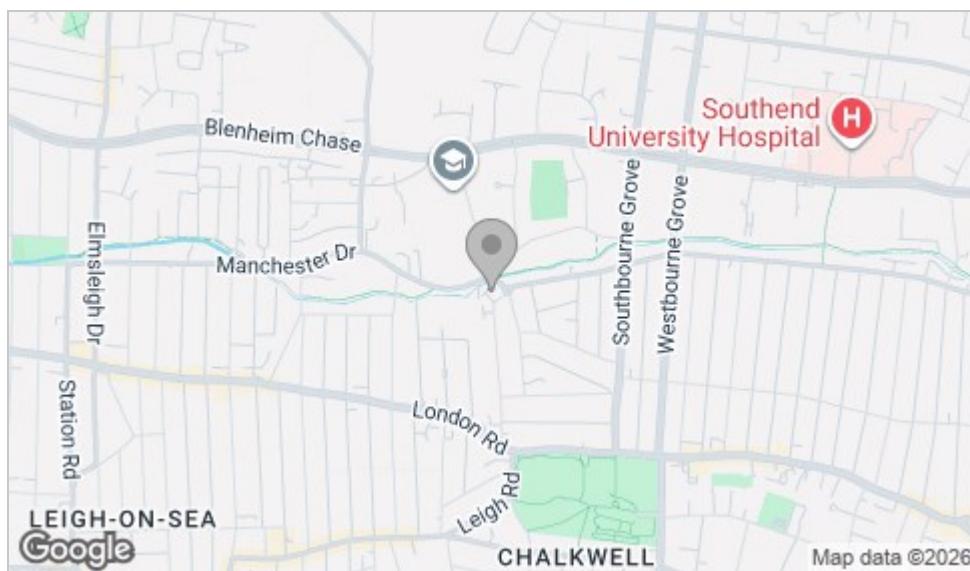
# Floor Plan

1ST FLOOR



Whilst every effort 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 misdescription. The floorplan is for general guidance only and does not represent the property in any way prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given. Made with Metropix ©2025

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

