



# FOR SALE

## Wilkin Court, Kingswood Chase, Leigh-On-Sea SS9 3BD

£275,000 Leasehold - Share of Freehold

- Ground Floor Flat
- Residential Central Leigh
- 2 Double Bedrooms
- Spacious Lounge Diner
- Newly Fitted Kitchen with Appliances
- Newly Fitted Bathroom
- Neutral Decor Throughout
- Attractive Communal Gardens
- Garage to Rear
- Share of Freehold & No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Superb ground floor two double bedroom apartment available with no onward chain, a share in the freehold and garage! Refurbished throughout to a high standard including new three piece bathroom and newly fitted kitchen with integrated appliances. The property has light neutral decor throughout with newly fitted carpets and double glazed windows. Located in

a quiet residential area of central Leigh, just a short walk to Leigh Broadway and London Road. Pleasant and well kept communal gardens, garage in a block to the rear and residents parking. Viewing advised.

### Entrance

Front door into communal entrance hall with further front door into apartment. Hallway with fitted carpet, radiator, two storage cupboards and doors to all rooms.

### Lounge/Diner

Lounge diner to front aspect with wood effect floor, double glazed window, radiator and opening to kitchen.

### Kitchen

Contemporary fitted kitchen with laminate floor and double glazed window to side aspect. A range of wall and base units with straight edge worksurface, subway tiled splash backs and stainless steel sink & drainer. Integrated fridge & freezer, oven, hob & extractor and space for washing machine. Cupboard housing wall mounted boiler.

### Bedroom 1

Bedroom to rear aspect with fitted carpet, double glazed window and radiator.

### Bedroom 2

Bedroom to rear aspect with fitted carpet, double glazed window, fitted cupboard and radiator.

### Bathroom

Fully tiled three piece suite comprising of WC, pedestal wash hand basin and bath with rain head shower over and glass screen. Chrome heated towel rail.

### Communal Garden

Side access to pleasant and well kept communal gardens with patio and lawn areas.

### Tenure

Share Of Freehold.  
Service Charge & Building - approx. £850 per annum

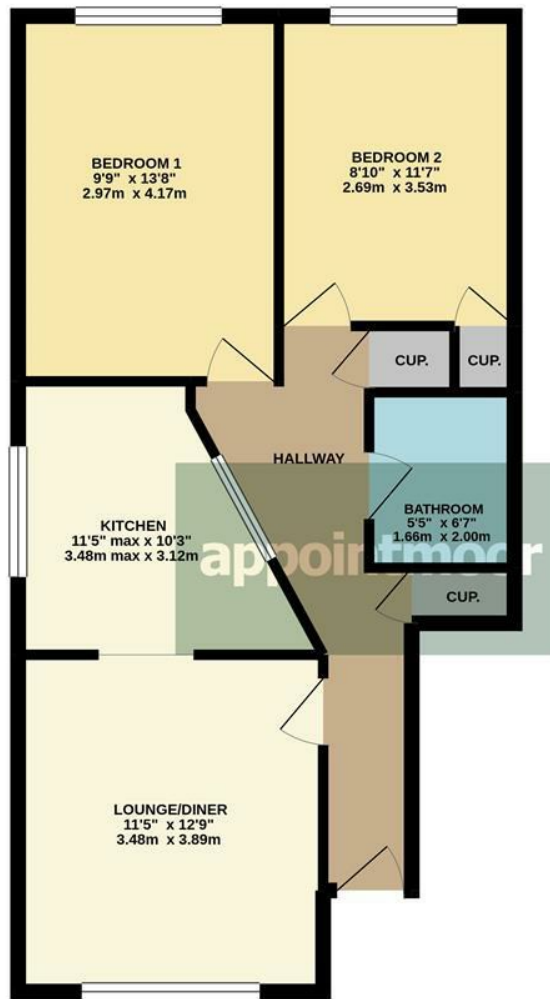
### Garage & Parking

Garage in block to rear of property. Further residents parking available on a first come, first served basis.



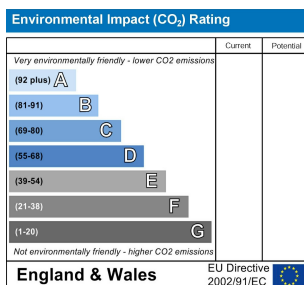
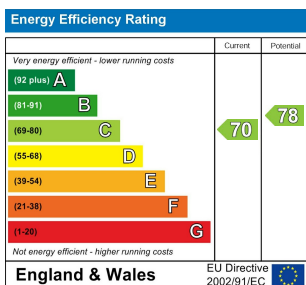


GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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