



FOR SALE

**Oakleigh Park Drive,
Leigh-on-Sea SS9 1RR**

£294,000 Leasehold

- First Floor Apartment
- Central Leigh Location
- 2 Double Bedrooms
- Sun Terrace
- Private Rear Garden
- Shower Room & En-Suite to Master
- Modern Decor Throughout
- Double Glazed
- Close to Local Amenities
- Short Walk to Leigh Broadway

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

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Description

Stylish two double bedroom first floor maisonette in a fantastic central Leigh location. Just a short walk from Leigh Broadway and the London Road, this property is convenient for local amenities and has good travel links. The flat is neutrally decorated throughout with laminate flooring, modern kitchen and bathrooms and is fully double glazed. To the first floor is a great size lounge with square bay window and feature fireplace, well-appointed kitchen,

double bedroom to rear and three-piece shower room. To the end of the hallway is a door leading out onto good size west facing decked sun terrace and wooden stairs down to the private west facing rear garden. To the second floor is a large master suite offering a spacious bedroom with apex ceiling and three-piece bathroom. Viewing is highly advised.

Entrance

Wooden front door into entrance hallway with wooden stairs up to first floor.

Hallway

Spacious modern hallway with laminate flooring, two ceiling lights, two radiators & doors to all rooms.

Lounge

17'4 max x 12'11 (5.28m max x 3.94m)

Large lounge to front aspect, neutrally decorated with double glazed square bay window. Laminate flooring, radiator, ceiling light and chimney breast with feature modern electric fire.

Kitchen

8'5 x 8' (2.57m x 2.44m)

Good size kitchen to front aspect with double glazed window. Range of wall and base units with complimentary work surface and subway tiled splash backs. Stainless steel sink & drainer, laminate flooring and integrated appliances including oven with hob & extractor & washing machine. Wall mounted boiler.

Bedroom

14'8 x 12'2 (4.47m x 3.71m)

Double bedroom to rear aspect with double glazed window overlooking gardens, laminate flooring, radiator and ceiling light.

Shower Room

7'4 x 5'4 (2.24m x 1.63m)

Modern fully tiled shower room to rear aspect with obscure double glazed window, laminate flooring, chrome heated towel rail & spotlights. Three piece suite of WC, pedestal wash hand basin and corner shower cubicle with curved glass door.

Sun Terrace

11'8 x 6'7 (3.56m x 2.01m)

Obscure double glazed door from hallway leading out to west facing terrace, decked with low brick walls and wooden stairs leading down to private rear garden.

Garden

West facing private rear garden, paved with timber fencing, part brick wall to one side and mature tree screen to back.

Master Bedroom

18'3 x 11'9 (5.56m x 3.58m)

Stairs from hallway leading up to second floor into master bedroom. Neutral decor with high apex ceiling, two Velux windows, laminate flooring, two radiators & wall lights. Open to en-suite.

En-Suite

13' x 4'3 (3.96m x 1.30m)

Spacious master en-suite bathroom to front aspect with double glazed window. Tiled flooring, spotlights and wall mounted chrome heated towel rail. Three piece suite of panelled bath, WC and vanity wash hand basin.

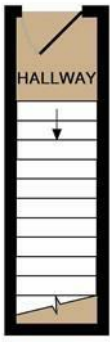
Tenure

Lease - 112 years

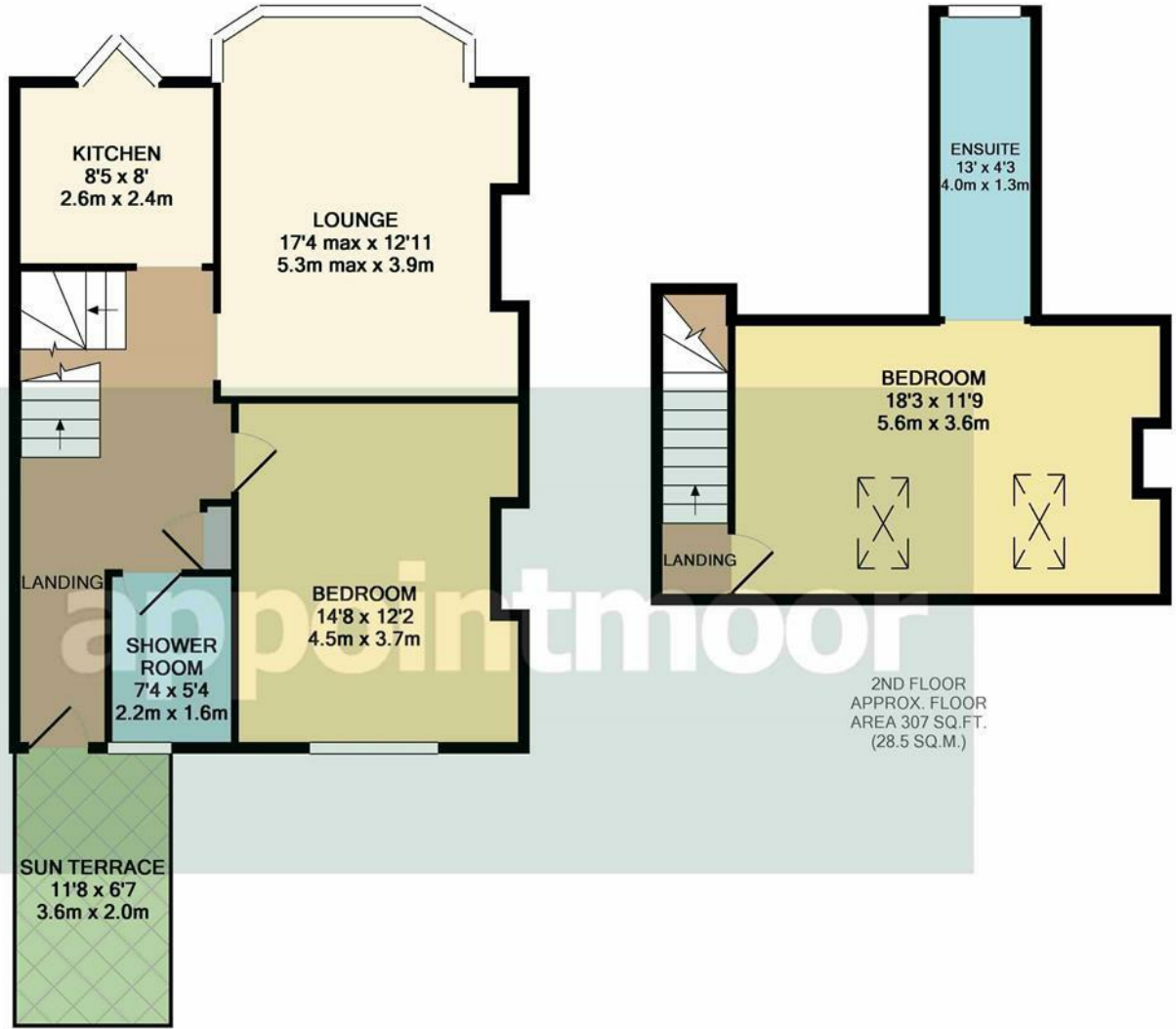
Ground Rent - £100 half yearly

Service Charge - £177 half yearly





GROUND FLOOR
APPROX. FLOOR
AREA 50 SQ.FT.
(4.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMENT ESTATES ONLY**

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