



# FOR SALE

## Oakleigh Park Drive, Leigh-On-Sea SS9 1RU

Offers In Excess Of £175,000   Leasehold   Council Tax Band - A   462.00 sq ft

- One Bedroom First Floor Apartment
- Large Lounge/Dining Area
- Fitted Kitchen
- Long Lease Length
- Large Bedroom With Storage Space
- Three Piece Bathroom
- Central Leigh-On-Sea Location
- Close To Local Amenities
- Short Walk To Leigh-On-Sea Station
- Perfect For First Time Buyer Or Investor

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

**appointmoor**

## Description

Welcome to this charming one-bedroom apartment located on Oakleigh Park Drive in the sought-after area of Leigh-On-Sea. Situated on the first floor, this property offers a cosy and convenient living space perfect for a first time buyer or a property investor.

The apartment boasts a well-fitted kitchen and bathroom, providing modern amenities for comfortable living. Its prime location near Leigh Broadway ensures easy access to a variety of shops, cafes, and restaurants, making it ideal for

those who enjoy the vibrant lifestyle of the town.

For commuters, the proximity to Leigh on Sea station is a definite plus, offering convenient travel options for those working in London or other nearby areas with the station within walking distance.

### Entrance

Panelled communal door to entrance, stairs leading to apartment entrance.

### Hallway

Wooden door to entrance, wooden flooring, pendant lighting.

### Lounge/Diner

Wooden flooring, radiator, double glazed bay window to front aspect, feature fireplace, coving to ceiling, ceiling rose, pendant lighting.

### Kitchen

Original wooden floorboards, double glazed window to front aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, space for cooker, space for fridge freezer, space and plumbing in place for washing machine, storage cupboard, tiled splashback, ceiling mounted lighting.

### Bedroom 1

Wooden flooring, radiator, double glazed window to rear aspect, storage cupboard, coving to ceiling, ceiling rose, pendant lighting.

### Bathroom

Laminate flooring, heated towel rail, double glazed obscure windows to rear aspect, partially tiled walls, shower cubicle, hand basin, W/C, storage cupboard, extractor, ceiling mounted lighting.

### Front Of Property

Block paved pathway to entrance, on street parking.

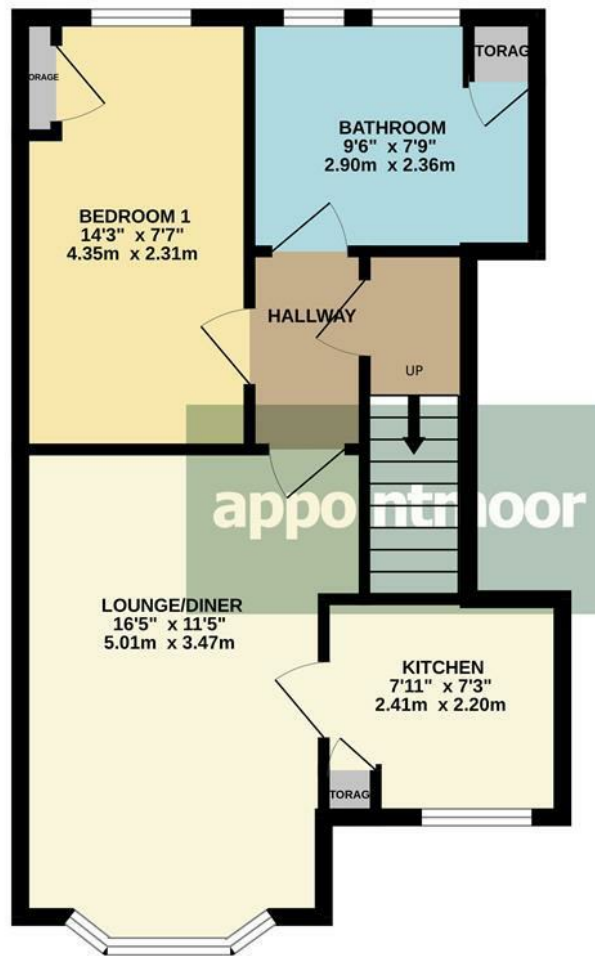
### Tenure

Leasehold  
177 years remaining  
£450 service charge per annum  
£450 Building Insurance per annum (reviewed in 2026)  
No ground rent





FIRST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 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.  
Made with Metropix 5/2024



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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