



FOR SALE

Leigham Court Drive, Leigh-On-Sea SS9 1PU

Asking Price £275,000 Leasehold Council Tax Band - A 667.37 sq ft

- Two Bedroom First Floor Apartment
- New 125 Year Lease Upon Completion
- Walking Distance To Leigh & Chalkwell Station
- Bright Large Lounge
- Separate Kitchen With Space For Appliances
- Within A Sought After Location & Close To Leigh Broadway
- Perfect For First Time Buyer Or Property Investor
- Spacious Loft With Potential To Extend STPP
- Two Double Bedrooms
- Modern Bathroom

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

appointmoor

Description

Welcome to Leigham Court Drive, a spacious two bedroom apartment located on the first floor with modern interior, this home is perfect for a first time buyer or property investor. Situated within a sought after location you have everything you need on your doorstep.

Offering two double bedrooms, a large lounge, separate kitchen, and a modern bathroom there is no work required for this property. Being sold with a new 125 year lease upon completion you

have everything you could ask for. An additional bonus to this property is the large loft space which has potential to extend STPP.

Within walking distance to Chalkwell and Leigh station taking you directly in London Fenchurch Street. You are also a short walk from Leigh Broadway and Leigh Road offering a range of local amenities.

Entrance

Communal entrance door leading to communal entrance hall. Personal wooden entrance door with stairs leading to first floor.

Landing

7'2 x 6'2 (2.18m x 1.88m)
Carpet flooring, radiator, loft access, ceiling mounted lighting.

Lounge

12'9 x 11'1 (3.89m x 3.38m)
Wooden flooring, radiator, double glazed bay window to front aspect, integrated speakers, coving to ceiling, pendant lighting.

Kitchen

8'4 x 6'9 (2.54m x 2.06m)
Vinyl flooring, base and wall units, rolltop worksurface incorporating stainless steel sink & drainer, integrated oven, 4 point electric hob with extract over, space for fridge/freezer, space & plumbing for washing machine. splash back, ceiling mounted lighting.

Bedroom 1

10'7 x 10'1 (3.23m x 3.07m)
Carpet flooring, radiator, double glazed window to rear aspect, feature textured wall, pendant lighting.

Bathroom

8'5 x 5'7 (2.57m x 1.70m)
Tiled flooring, heated towel rail, double glazed obscure window to front aspect, partially tiled walls, shower cubicle, W/C, hand basin, spotlight lighting.

Bedroom 2

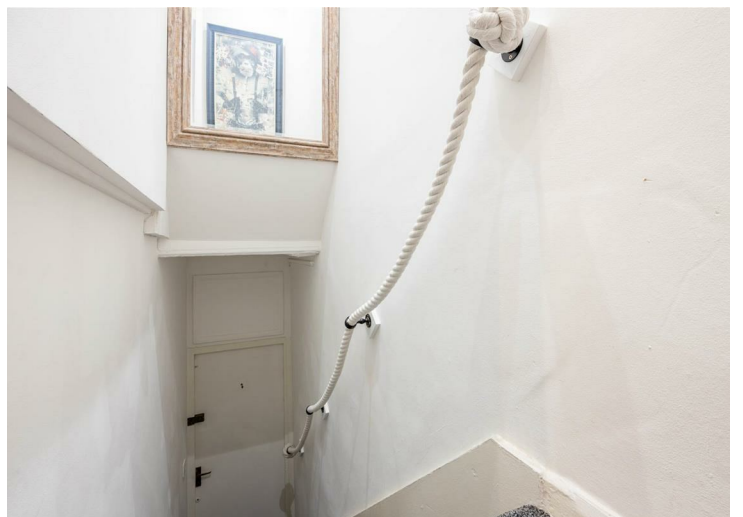
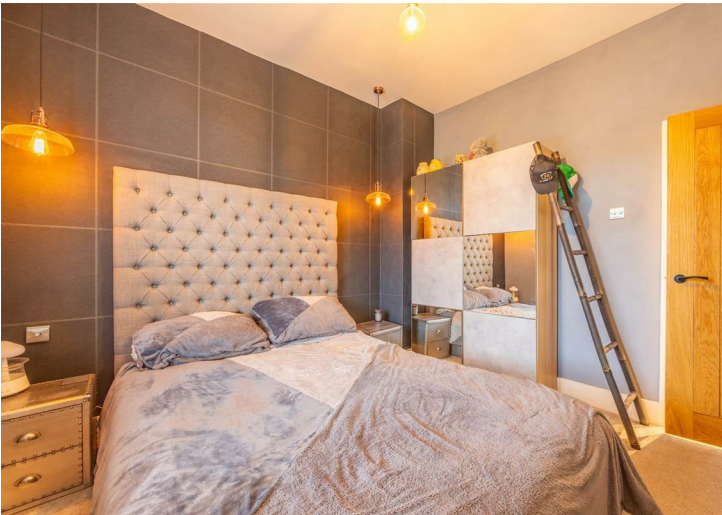
12'2 x 8'7 (3.71m x 2.62m)
Wooden flooring, radiator, double glazed window to rear aspect, spotlight lighting.

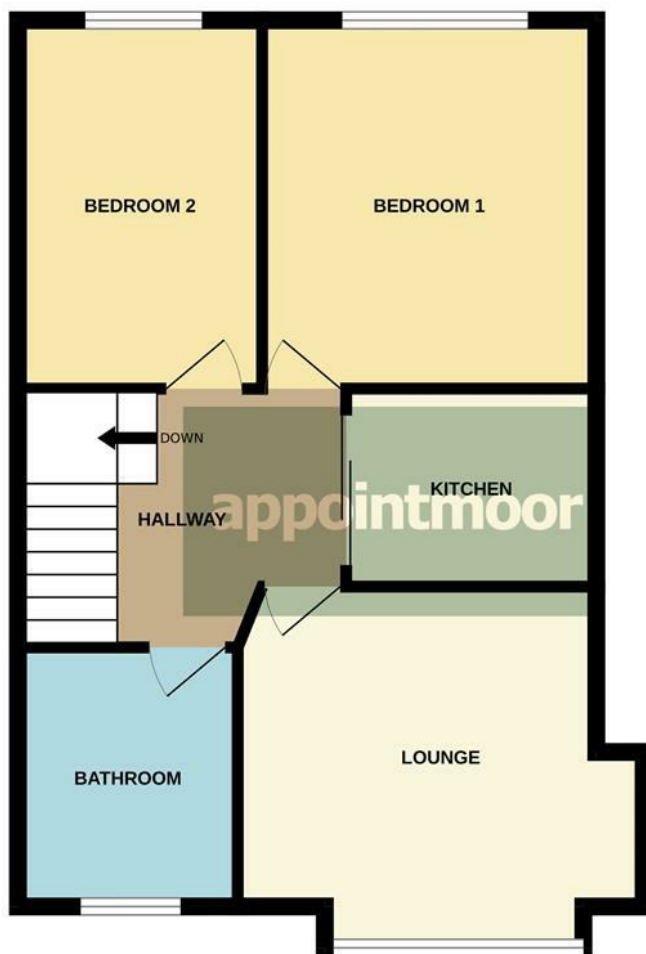
Tenure

Leasehold
New 125 year lease upon completion
Peppercorn Ground Rent
Building Insurance approx £375 per annum

School Catchments

Leigh North Street Primary School
Darlinghurst Academy
Westcliff High School for Girls
Westcliff High School for Boys Academy





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
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		
(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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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