



# FOR SALE

## Hudson House, Albany Court, Leigh-on-Sea SS9 3FG

Guide Price £280,000 Leasehold

- Second Floor Apartment
- Garage & Visitor Parking
- 2 Double Bedrooms
- Open Plan Kitchen Lounge
- Neutral Decor Throughout
- Modern Bathroom & En-Suite
- Popular Development in Leigh
- Convenient for Local Schools & Hospital
- Long Lease
- No Onward Chain

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

**appointmoor**

## Description

Guide Price - £280,000 - £290,000

Spacious second floor two double bedroom luxury apartment in a stylish purpose built block. Pleasant communal grounds and entrance with secure Entryphone system. The apartment offers a large open plan lounge with modern kitchen and integrated appliances, two double

bedrooms, one with en-suite, and contemporary bathroom suite. The property benefits from a garage and there is further visitor parking available. Located in a popular Leigh location within walking distance of Chalkwell Park & rail station and convenient for local schools, hospital and travel routes. Offered with no onward chain & long lease, viewing is highly advised.

### Entrance

Pleasant communal entrance with secure Entryphone system. Stairs up to second floor. Solid wood front door into apartment hallway.

Ground Rent - £350 p/a paid until December 22.  
Service charge – approx. £1,125 p/a  
Council Tax Band - B

### Hallway

Entrance hallway with wood effect floor, radiator, inset spotlights, Entryphone system, large storage cupboard and doors to all rooms.

### Open Plan Lounge Kitchen

Spacious open plan living with dual aspect double glazed windows, French doors opening to Juliet balcony, wood effect floor, two radiators and inset spotlights. The kitchen has a range of wall and base units with straight edge work surface and sink with mixer tap. Integrated appliances include oven with hob and extractor hood, fridge freezer, dishwasher, microwave and washing machine. Wall mounted boiler.

### Bedroom 1

Large bedroom with fitted carpet, dual aspect double glazed windows and radiator. Door to en-suite.

### En-Suite

Three piece en-suite comprising WC, wash hand basin and shower cubicle with rain head shower, glass door and tiled wall. Double glazed window, tiled floor, chrome heated towel rail and extractor fan.

### Bedroom 2

Second double bedroom with two double glazed windows, fitted carpet and radiator.

### Bathroom

Three piece bathroom comprising bath with deck shower attachment, vanity wash hand basin and WC. Tiled floor, part tiled walls, chrome heated towel rail and extractor fan.

### Garage

Garage in a block to the ground floor of apartment building.

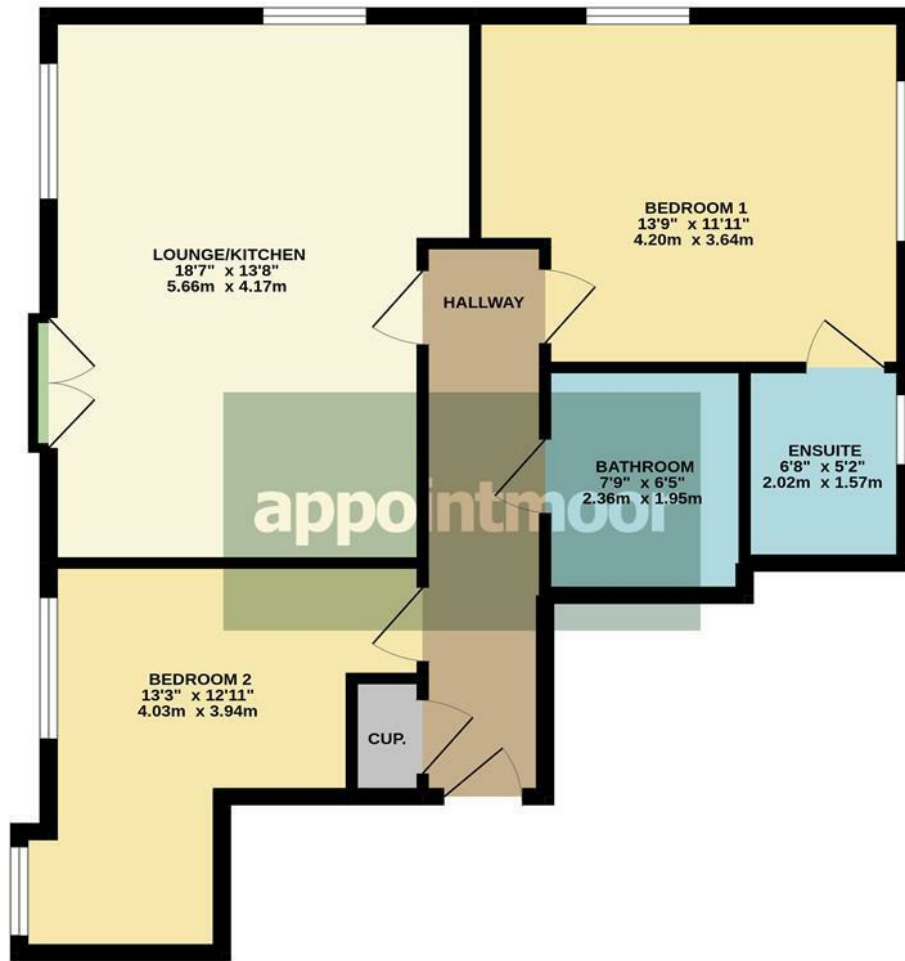
### Tenure

Lease length – 199 years from 2017





SECOND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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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		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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 APPOINTMOOR ESTATES ONLY**

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