



Leigh Heath Court, Leigh-on-Sea

Guide Price £220,000 Leasehold - Share of Freehold

- PURPOSE BUILT SECOND FLOOR FLAT
 - BATHROOM/WC
 - KITCHEN WITH COOKER
 - GAS RADIATOR HEATING
 - SMALL BALCONY
- TWO BEDROOMS
- LOUNGE WITH SMALL BALCONY
- DOUBLE GLAZING
- CLOSE TO TRANSPORT LINKS AND LEIGH BROADWAY
- NO ONWARD CHAIN





The flat is well presented throughout and is ready for a buyer to put their own stamp on. This could make for a great purchase for those looking to get on to the property ladder, investors or for downsizers alike.

Leigh Heath Court is situated on the borders of the Marine Estate, perfectly located near many amenities, offering a convenient lifestyle.

Offered to the market with vacant possession and therefore no onward chain.

ENTRANCE LOBBY

Communal lobby with stairs to second floor.

HALLWAY

Wood laminate flooring. Entry phone system. Built in cupboard with gas meter. Ceiling spot lights.

LOUNGE

13'10" x 11'1"

South facing double glazed window with wooden Venetian blinds. Double glazed door to small balcony. Radiator. Carpet.

KITCHEN

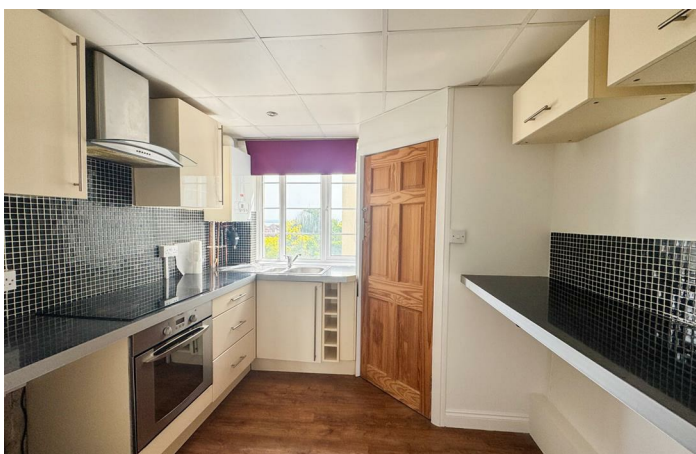
9'1" x 8'1"

Range of worktops and cupboards. Built-in electric hob and oven with extractor hood over. Built-in cupboard housing gas boiler and plumbing for washing machine. Breakfast bar. Wood flooring. Double glazed window to rear. Ceiling spot lights.

BEDROOM ONE

12'2" x 10'7"

Double glazed windows to front with wooden Venetian blinds. Built-in wardrobes to one wall, Carpet. Radiator. Ceiling spot lights.



BEDROOM TWO

9'7" x 8'1"

Double glazed window to front with Venetian blind. Built-in wardrobes to one wall, Carpet. Radiator. Ceiling spot lights.

BATHROOM/WC

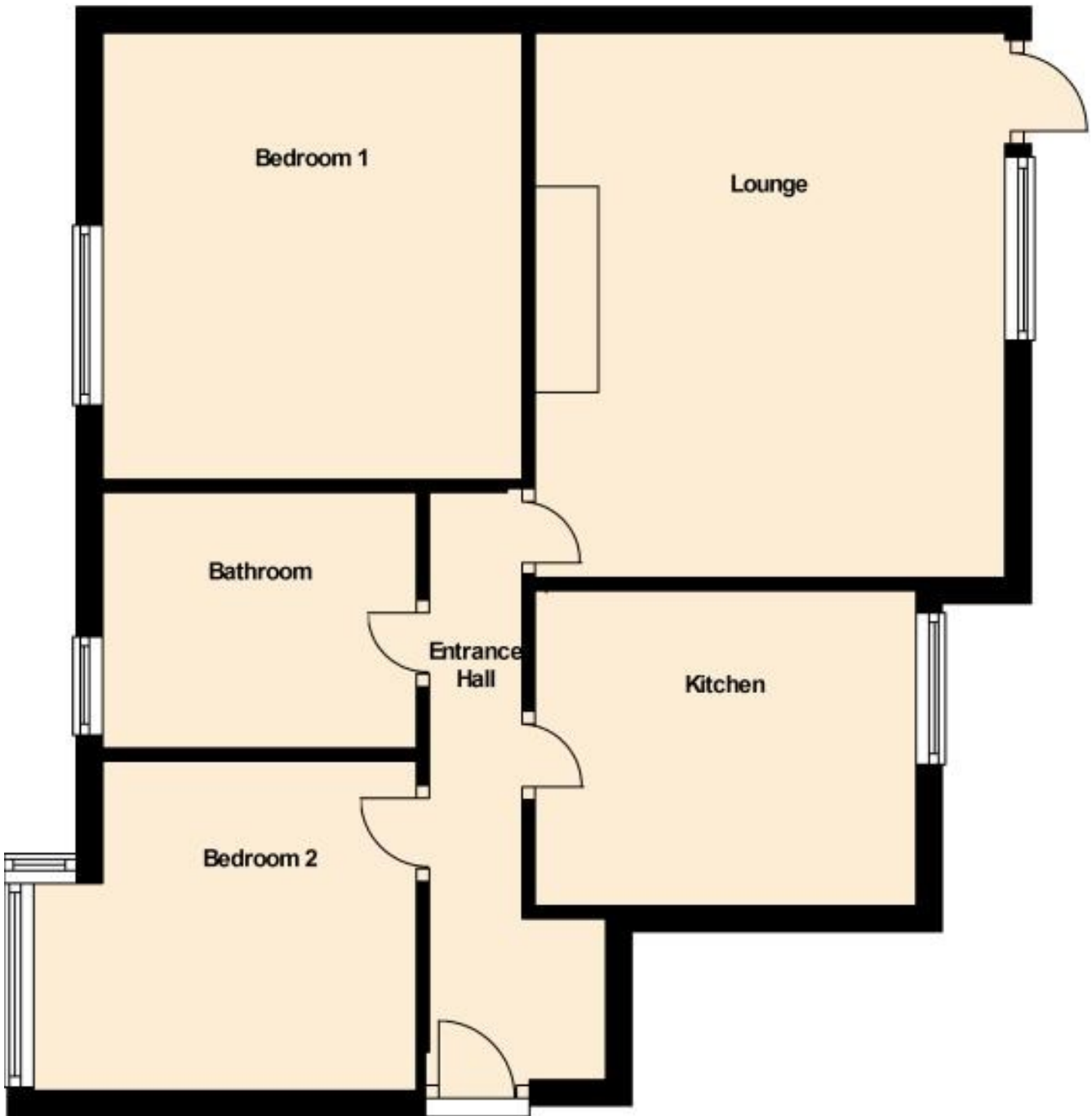
White suite comprising panelled bath with mixer taps and overhead shower, shower screen, low flush W.C. and pedestal wash hand basin. Tiled floor. Tiled walls. Obscure double glazed window to front with Venetian blind. Towel ladder radiator.

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Service charge - £644.93 (Half Yearly)
Buildings Insurance - £714.96 (Per Annum)



Second Floor



Total area: approx. 49.2 sq. metres (529.5 sq. feet)

Lettings Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.