



**Ground Floor Plan**

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

Plan created for Turner Estates.

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01702 710555**



## Leighville Grove, Leigh On Sea Offers in excess of £290,000

- TWO BEDROOM GROUND FLOOR FLAT - SECURE ALLOCATED OFF STREET PARKING - COURT YARD REAR GARDEN - SITUATED ONLY A SHORT WALK FROM LEIGH BROADWAY, MAINLINE STATION AND SEAFRONT - NO ONWARD CHAIN - CALL 01702 710 555 TO ARRANGE A VIEWING -





machine and fridge freezer, double glazed window to rear, extractor fan, storage cupboard housing hot water tank, tiled splash backs, vinyl laid to floor.

#### Bathroom

Fitted with a three piece suite comprising, panel bath with electric shower over, wash hand basin and low level w/c with push button, extractor fan, smooth ceiling, tiling around bath, shaver point, tiled flooring.

#### Rear Garden

West Backing gravelled courtyard garden, with low level wall and gated access to parking.

#### Parking

Allocated off street parking at rear of property with private gated access.

#### Agents Notes

The property currently has approximately 166 years remaining on the lease, ground rent is £50 per year, maintenance charge is approximately £1200 per year.



#### Main Features

- Spacious Ground Floor Flat Situated In Fantastic Location
- Two Bedrooms
- Allocated Off Street Parking In Secure Car Park
- Walking Distance to Mainline Station, Leigh Broadway and Seafront

#### Entrance

Via communal front door with buzzer entry system leading to communal hallway and internal door to hallway.

#### Hallway

Carpet laid to floor, doors to accommodation.

Second Bedroom 10'4 x 7'0 (3.15m x 2.13m)

Coving to ceiling, double glazed window to front, wall mounted electric heater, carpet laid to floor.

Primary Bedroom 13'8 x 8'7 (4.17m x 2.62m)

Double glazed window to front, wall mounted electric heater, coving to ceiling, carpet laid to floor.

Lounge 15'0 x 12'7 (4.57m x 3.84m)

Coving to ceiling, double glazed sliding patio doors leading to courtyard garden, wall mounted electric heater, carpet laid to floor.

Kitchen 11'7 x 7'6 (3.53m x 2.29m)

Fitted with matching wall and base units with complementary work surface, inset stainless steel sink and drainer, space for appliances such as electric cooker, washing



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