



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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**Call to arrange your viewing today
01702 710555**



Leighville Grove Guide price £270,000

- GUIDE PRICE £270,000 - £290,000 - RECENTLY REFURBISHED - TWO BEDROOM GROUND FLOOR FLAT - SECURE ALLOCATED OFF STREET PARKING - COURT YARD REAR GARDEN - LONG LEASE IN EXCESS OF 150 YEARS - 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 162 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 Seafrost

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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