



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

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## Portchester Court, Leigh-On-Sea Offers in excess of £170,000

- NEW CARPETS BEING FITTED - TWO BEDROOM GROUND FLOOR RETIRMENT FLAT -  
DIRECT ACCESS TO COMMUNAL GARDEN FROM BALCONY - COMMUNAL PARKING -  
LARGE LOUNGE - MODERN KITCHEN - COMMUNAL PARKING AND GARDENS -  
COMMUNITY ROOM - SHORT WALK TO LEIGH BROADWAY AND MAINLINE STATION -  
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Lounge 13'5 x 11'4 (4.09m x 3.45m)  
 Double glazed sliding doors to balcony and direct access to communal gardens, economy 7 electric heater, intercom system, new carpet to be fitted.

Kitchen 9'9 x 6'2 (2.97m x 1.88m)  
 Fitted with matching wall and base units with complementary work surface and inset oven and four ring electric hob, inset stainless steel sink and drainer, space for appliances such as washing machine and tall fridge freezer, tiled splash backs, breakfast bar area, double glazed window to side, storage cupboard/pantry, wood effect flooring.

Communal  
 There is a communal meeting area and outside communal gardens and parking. The building and outdoor areas are kept to a very nice standard with a friendly manager in the reception area.



### Main Features

- Retirement Flat
- Ground Floor
- Direct Access To Balcony and Communal Gardens
- Modern Shower Room
- Large Lounge

Entrance  
 Via secure communal entrance with access code and buzzer system which leads to communal hallway and direct access to flat.

Hallway  
 Storage cupboard, carpet laid to floor, doors to accommodation, new carpet to be fitted.

Primary Bedroom 16'1 x 8'11 (4.90m x 2.72m)  
 Double glazed window to rear, economy 7 electric heater, new carpet to be fitted.

Second Bedroom 10'0 x 6'11 (3.05m x 2.11m)  
 Double glazed window to rear, economy 7 electric heater, new carpet to be fitted.

Shower Room 7'10 x 6'0 (2.39m x 1.83m)  
 Fitted with a three piece suits comprising large walk in shower cubicle with electric shower, wash hand basin in vanity unit and low level w/c with push button, tiled walls and wood effect flooring.



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