



CHALKWELL PARK DRIVE, LEIGH ON SEA  
£180,000 LEASEHOLD

## LOVELY FIRST FLOOR RETIREMENT APARTMENT WITH A WEST FACING BALCONY OVERLOOKING THE COMMUNAL GARDENS

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## DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this with NO ONWARD CHAIN this lovely first floor retirement apartment with a West facing balcony overlooking the communal gardens.

Situated in this sought-after retirement block and within close proximity of Leigh Broadway and local amenities, is this one double bedroom first floor apartment. The property benefits from a modern fitted kitchen, a living room with balcony, double bedroom, shower room and double-glazed windows.

The development further benefits from all usual refinements which include a house manager, emergency care line

intercom/alarm system, residents lounge, lift to all floors and communal parking. A minimum age restriction applies on this property.

Internal viewing is highly recommended

Accommodation: -

Communal entrance door with security entrance phone system.

Stairs and lift to all floors.

Entrance door to: -

Entrance hall: - Storage cupboard and doors to all rooms. Electric heater.

Lounge: - 13'64 x 9'90. West facing sliding doors to balcony overlooking lovely well-maintained gardens. Electric heater.

Kitchen 9'76 x 6'62

fitted kitchen comprising of working surfaces with base and eye level units. Inset stainless steel sink unit with tiled splash backs, oven and induction hob fridge freezer and washing machine. Built-in cupboard. .

Bedroom: - 12'26 x 9'92. Window to rear. Range of fitted wardrobes and electric heater.

Shower Room: - 7'82 x 6'13. Corner shower cubical, low level wc and wash hand basin. Towel rail, tiling to floor and storage.

Exterior: -

Well maintained communal gardens and parking.

Ground Rent & Service Charge £227.38 pcm (£2,728.56 per annum)



## FIRST FLOOR FLOOR



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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 61 year and 7 months

**Service Charge:** £2728 per annum

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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