



OAKHAM COURT, LEIGH ON SEA  
ASKING PRICE: -£145,000 LEASEHOLD

## GROUND FLOOR PURPOSE-BUILT RETIREMENT APARTMENT SITUATED IN A SOUGHT-AFTER DEVELOPMENT

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**DESCRIPTION:**

Winkworth of Leigh are delighted to offer for sale this ground floor purpose-built retirement apartment situated in a sought-after development with communal facilities including gardens, parking, lounge area, laundry and an on-site warden.

The property is located on the ground floor and has a spacious lounge with windows and a glazed door giving independent private access to the beautiful communal grounds, a modern fitted kitchen, good size bedroom and a shower room.

The minimum age requirement is 60 at Oakham Court There is an emergency pull cord system, long lease.

Offered with no onward chain. We would strongly advise an early viewing.

Accommodation Comprises: -

Communal entrance door with intercom leading to: -

Communal Entrance Hall.

Entrance door to: - Entrance hall, storage cupboard and doors to all rooms.

Lounge: - 13'63 x 11'37. Double glazed door to rear with windows to either side overlooking the communal gardens. Electric heater and separate air conditioning unit. Arch way to: -

Kitchen: - 7'10 x 8'2. A lovely modern kitchen comprising of working surfaces with base unit below and matching eye level units above with lighting under. Inset stainless steel drainer sink unit with mixer taps. Tiled surrounds. Space for kitchen appliance.

Shower Room: - 6'95 x 6'78 A large walking shower, low level wc and

wash hand basin with a mono tap. Towel rail and extractor fan.

Bedroom: -11'60 x 9'96. Double glazed window to rear overlooking communal gardens.

Externally: - The property has a communal car parking area to the rear and well-tended gardens with seating area and gazebo surrounding the property.

Communal Facilities - There is an on-site warden plus communal laundry room and the ground floor has large communal lounge with kitchen facilities.

Agents Note: -

Lease Details - Lease approx. 164 years remaining.

Ground Rent £7.50 PM

Service Charge £220PM approx

Minimum age requirement is 60



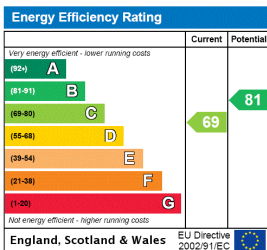


# GROUND FLOOR



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