



GRAND COURT WEST, LEIGH-ON-SEA

Guide Price: £290,000 to £300,000 SHARE OF FREEHOLD

BRIGHT AND SPACIOUS THIRD FLOOR TWO DOUBLE BEDROOM APARTMENT WITH SEA VIEWS

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DESCRIPTION:

Winkworth are delighted to bring to the market this beautifully presented two double bedroom third floor apartment in the heart of Leigh with a private balcony offering panoramic views of the Thames Estuary and a garage.

Situated just a stone's throw from Leigh Broadway's bustling shops, bars and restaurants as well as a short walk to Chalkwell and Leigh rail stations. The property has a spacious lounge/diner with private balcony affording superb views across the Estuary, fitted kitchen, two double bedrooms and bathroom.

Grand Court West is a delightful building in central Leigh with secure entry phone system and a lift to all floors. Viewing of this fantastic two-bedroom purpose built third floor is highly recommended.

Accommodation: -

Communal entrance door with security entrance system. Communal hall with lift and stairs to all floors

Entrance door to: -

Hallway: - Doors to all rooms, storage cupboard.

Lounge: - 14'88 x 12'86.

A lovely bright and spacious room with panoramic views of the Thames Estuary from the double-glazed windows to front and side. Door to front leading to Balcony.

Balcony: - Stunning panoramic views over the Thames Estuary.

Kitchen: - 9'80 x 6'49.

Double glazed window to side offer lovely Estuary views. Inset single drainer sink unit with mixer taps and tiled surrounds. Range of working surfaces to two walls with base units below, eye level units over and space

for kitchen appliances. Built in cupboards.

Bedroom One: - 12'65 x 10'58.

Double glazed window to side offering sea views. Built in wardrobes.

Bedroom Two: -15'05 x 8'47.

Double Glazed window to front with lovely sea views and built in wardrobe.

Bathroom: -6'05 x 6'07.

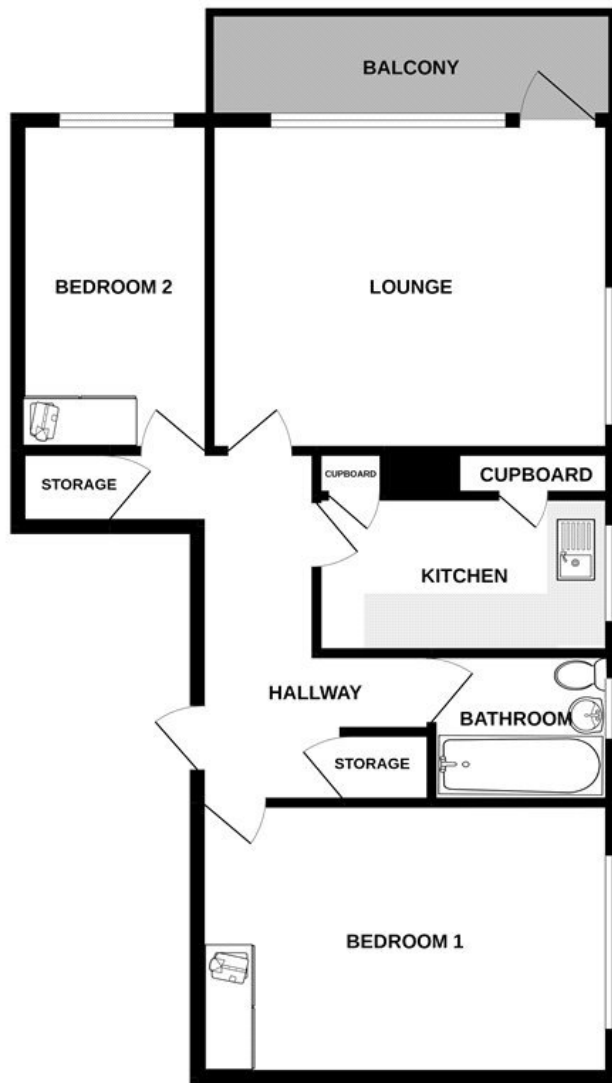
Double glazed obscure window to side. Modern white suite comprising panelled bath with mixer taps and shower attachment, low level wc and wash hand basin with mono tap. Part tiling to walls

Exterior: -

Garage in block.



THIRD 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: 136 year and 4 months

Service Charge: £150 approx per annum

Council Tax Band: D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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