



Turner



The Grange, Glendale Gardens
, Leigh On Sea, SS9 2BA

Offers In Excess Of £325,000



**162-166 Glendale Gardens
, Leigh On Sea, SS9 2BA**

ARE YOU LOOKING FOR A SPACIOUS
AND SECURE GROUND FLOOR
APARTMENT?

Turner Sales are delighted to offer for sale this unique ground floor apartment. We say 'unique' due to the own entrance to what feels like a bungalow. Situated in the heart of Leigh-On-Sea and just a couple of minute walk to Leigh Broadway, this property is ideal for anyone looking to live the 'Leigh Lifestyle'. With a share of the freehold, long lease, secure gated access, communal south backing gardens, modern kitchen and bathroom and positioned within the West Leigh School catchment. Call us today on 01702 710 555 to arrange a viewing.



Entrance

Via private opaque double glazed front door (set back away from the main door to flats) with double glazed windows either side.

Hallway

Smooth ceiling with coving, intercom system for electric gates to front of property, wood effect flooring, doors leading to accommodation.

Bathroom

9'0" x 6'3" (2.74 x 1.91)

Fitted with a white three piece suite comprising panel bath with glass shower screen and electric shower over, wash hand basin and low level w/c with push button, shaver point, extractor fan, opaque double glazed window to front, wall mounted radiator, partly tiled walls, vinyl flooring.

Kitchen

9'08" x 9'08" (2.95 x 2.95)

Matching high gloss wall and base units with complementary roll top work surface, lighting under wall units, inset one and a half stainless steel sink and drainer, built in 'Lamona' oven with 'Lamona' induction hob and extractor over, space for appliances such as tall fridge freezer, washing machine and dish washer, white tiled splash backs, extractor fan, wood effect flooring.

Lounge/Diner

17'1" x 12'1" (5.21 x 3.68)

Smooth ceiling with coving, double glazed window to rear, wall mounted radiator, fireplace with wooden surround and marble hearth, carpet laid to floor.

Second Bedroom

10'4" x 8'7" (3.15 x 2.62)

Double glazed window to rear, smooth ceiling, wall mounted radiator, carpet laid to floor.

Primary Bedroom

12'10" x 9'9" (3.91 x 2.97)

Smooth ceiling with loft access, double glazed french doors leading to balcony with window to side, wall mounted radiator, wood effect flooring, door to...

Dressing Room

7'5" x 4'11" (furthest points) (2.26 x 1.50 (furthest points))

Wall mounted radiator, carpet laid to floor, smooth ceiling, door to...

En-Suite

7'5" x 4'11" (2.26 x 1.50)

Fitted with a three piece suite comprising shower cubicle with electric shower, wash hand basin and low level w/c. Double glazed opaque window to rear, wall mounted radiator, vinyl laid to floor.

Laundry Room

As you come out of the property, on the right is a door leading to communal laundrette with a selection of washing machines and tumble dryers (only used by residents).

Communal Gardens

South backing communal garden with established shrubbery, trees and laid to lawn.

Parking

The property is being offered with an allocated parking space and there are extra spaces for visitors.

Agents Notes

We have been advised that the lease details are as follows..

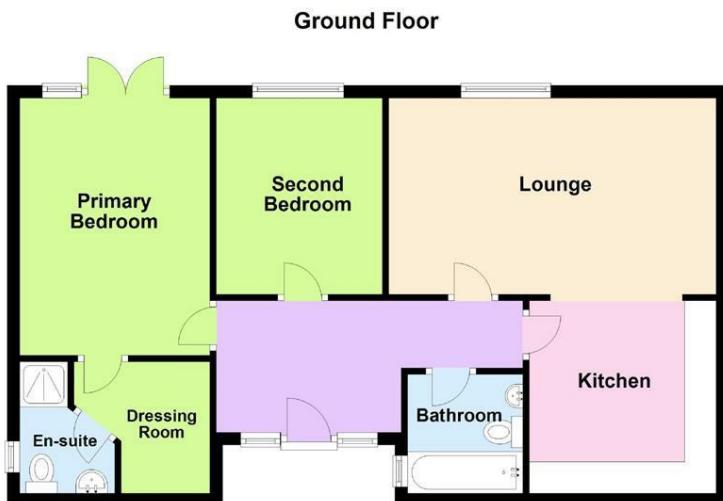
187 years remaining on lease

Share Of The Freehold - Grange Owners LTD

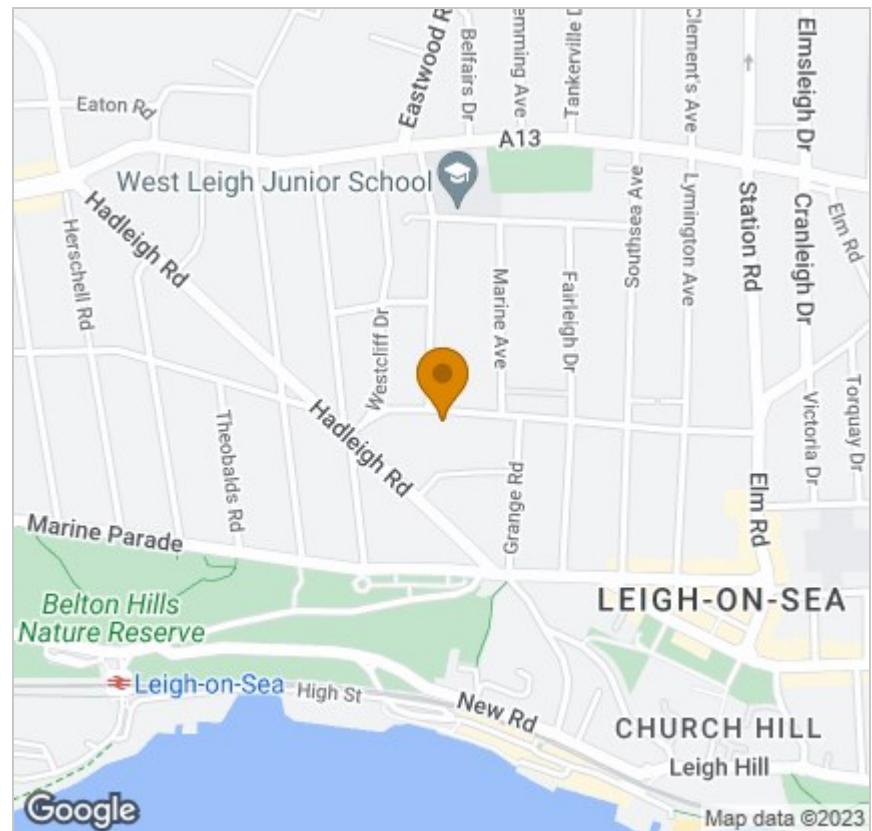
Managing Agent - Sorrell

Service Charge - £1294 per annum. Which included Building Insurance

Floor Plan



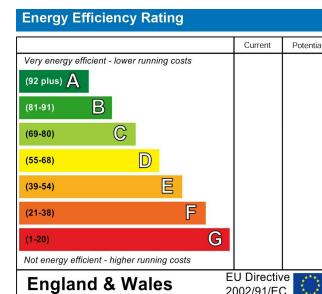
Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702710555
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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