

First Floor



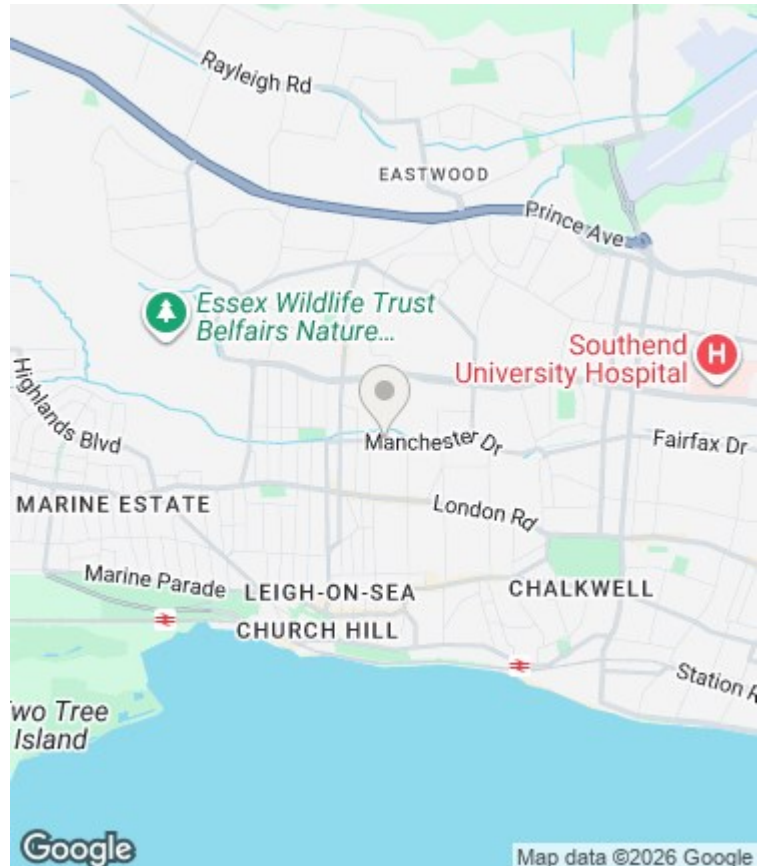
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 firm's employment has the authority to make or give any representations



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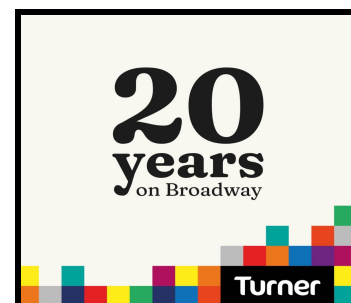


OVER 60'S APARTMENT IN PRIME LEIGH LOCATION
GRANT OF PROBATE RECEIVED
ALL IN SERVICE CHARGE (incl Water & Buildings Insurance)
MODERN REFITTED WET ROOM
CLOSE TO ELMSLEIGH DRIVE SHOPS / COMMUNAL LOUNGE, GARDENS & PARKING

NO ONWARD CHAIN SO QUICK SALE POSSIBLE
LONG 162 YEAR LEASE
BRIGHT FIRST FLOOR POSITION WITH JULIET BALCONY & SPACIOUS LOUNGE
LIFT ACCESS, RESIDENT MANAGER & 24HR CARELINE
WELCOMING COMMUNITY WITH OPTIONAL WEEKLY SOCIAL EVENTS

Oakham Court, Leigh-On-Sea

GUIDE PRICE £125,000 - £135, 000



Bright First Floor Retirement apartment, just off of Elmsleigh Drive, One bedroom, Juliet balcony, rare 162 Year Lease. NO CHAIN, probate granted. All-in service charge (inc. water & buildings insurance). Lift & resident manager. GUIDE PRICE £125,000 - £135,000.

THE PROPERTY

Set within the highly regarded Oakham Court, this beautifully maintained first-floor apartment with lift access offers peace of mind and security. The home is bright and airy, featuring a spacious lounge with a Juliet balcony that invites plenty of natural light. The accommodation further comprises a fitted kitchen, and a recently renovated modern wet room. With an on-site manager and a 24hr Careline, it perfectly balances independent living with a supportive community.

THE LOCATION

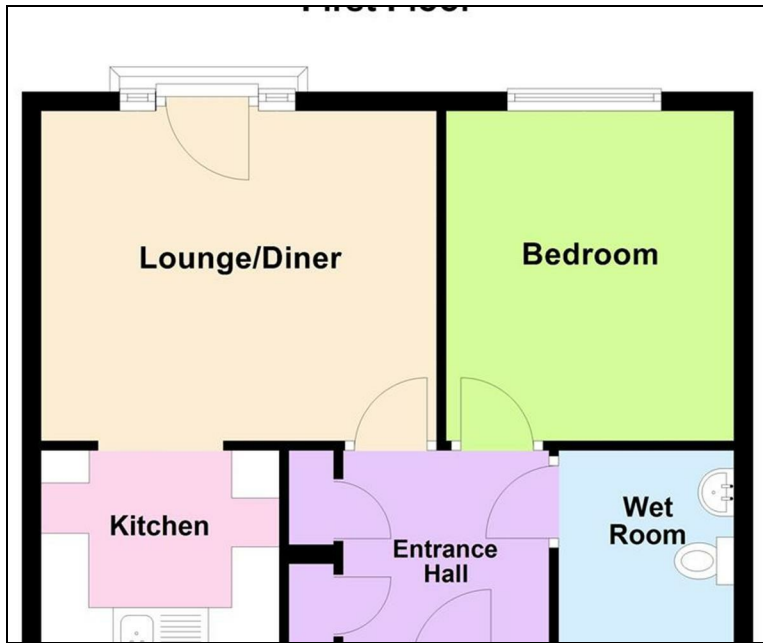
Perfectly positioned for convenience and a quiet lifestyle, the apartment is just a short stroll from the shops and cafes of Elmsleigh Drive and London Road. The green spaces of Bonchurch Park are nearby for leisurely walks, and excellent bus links located just moments away provide easy access to Leigh Broadway and Southend.



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Turner Sales & Lettings



ENTRANCE HALL
2.11m x 1.83m (6'11" x 6')

LOUNGE
4.14m x 3.45m (13'7" x 11'4")

FITTED KITCHEN
2.51m x 2.13m (8'3" x 7')

BEDROOM
3.45m x 3.02m (11'4" x 9'11")

SHOWER ROOM
2.11m x 2.03m (6'11" x 6'8")

LANDSCAPED COMMUNAL GARDENS

RESIDENTS PARKING

NO ONWARD CHAIN

AGENTS NOTE
LEASE DETAILS:

LENGTH OF LEASE - 162
YEARS REMAINING (199

YEARS FROM 01.01.1989)
SERVICE CHARGE -
£2,770.92 PER ANNUM

THE ABOVE
INFORMATION HAS BEEN
SUPPLIED BY THE SELLER
AND NOT VERIFIED BY A
SOLICITOR



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01702 710555

