

6 Lapwater Court, Leigh On Sea

GUIDE PRICE £285,000 - £295,000 | SPACIOUS TWO BEDROOM MAISONETTE | PRIVATE ENTRANCE DOOR | MODERN KITCHEN & BATHROOM | BEAUTIFULLY PRESENTED THROUGHOUT | NO ONWARD CHAIN | COMMUNAL PARKING | COMMUNAL GARDENS | WALKING DISTANCE TO LEIGH BROADWAY & LEIGH STATION | IDEAL FIRST TIME PURCHASE OR INVESTMENT



Guide Price £285,000 Leasehold

TWO BEDROOM FIRST & SECOND FLOOR
MAISONETTE

PRIVATE ENTRANCE DOOR

MODERN FITTED KITCHEN

WELL PRESENTED THROUGHOUT

NO ONWARD CHAIN

COMMUNAL PARKING

COMMUNAL GARDENS

WALKING DISTANCE TO LEIGH BROADWAY

WALKING DISTANCE TO LEIGH-ON-SEA
RAILWAY STATION

IDEAL FIRST-TIME PURCHASE OR INVESTMENT

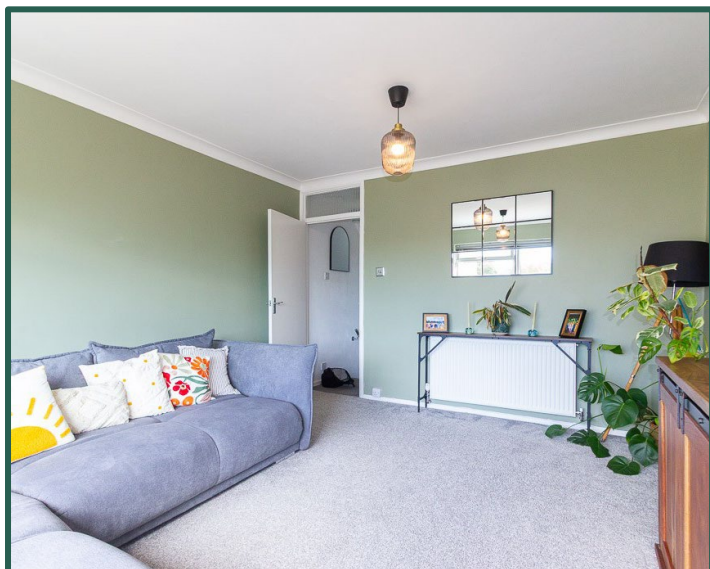
ACCOMODATION COMPRISES

PRIVATE ENTRANCE DOOR

Carpeted staircase leading from ground floor to first floor landing

LOUNGE 14'4" (4.37m) x 14'11" (4.55m)

Large UPVC window to rear aspect overlooking communal gardens, radiator, carpet.



KITCHEN DINER 15'3" (4.65m) x 8'7" (2.62m)

UPVC Double glazed window to front aspect, Grey gloss wall mounted units to both base and eye level, Four ring gas hob with extractor over, integrated oven, pan drawer, space for fridge freezer and washing machine, radiator, wood effect lino flooring, stainless steel sink and drainer, stairs leading to second floor landing,





BEDROOM ONE 15'2" (4.62m) x 11'11" (3.63m)
UPVC double glazed window to rear aspect, large wardrobe, radiator, carpet.

BEDROOM TWO 10'6" (3.2m) x 8'8" (2.64m)
UPVC double glazed window to front aspect, built-in wardrobe, radiator, carpet.





BATHROOM 6'6" (1.98m) x 5'7" (1.7m)

UPVC double glazed window to front aspect, bathtub with shower over, partially tiled walls, low-level w/c, wall-mounted washbasin with chrome taps, chrome towel radiator, lino flooring.

EXTERIOR

The property benefits from communal gardens to the rear of the property. We also understand there is communal parking to the front.

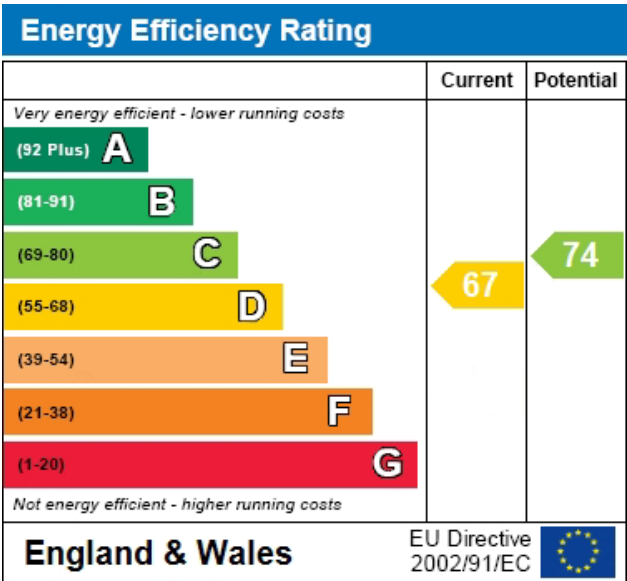


Information

Service Charge: ASK AGENT
Ground Rent: ASK AGENT
Lease: ASK AGENT
EPC Rating: D
Council Tax Band: Band B



6 Lapwater Close, Leigh



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