



## Leigh-On-Sea, £159,995, One Bed Ground Floor Flat

Views Over Woods and Farmland. Well Maintained, One Bed Second Floor Flat, Quiet Rear Facing Setting. Entrance lobby, Security Entry Phone System, Lounge, Fitted Kitchen, Communal Gardens, Buildings Insurance and Water Rates included in the Service Charge. Allocated & Visitor Parking.

Lease Remaining: 93 years Service Charge: £782.78 half yearly Ground Rent: £36.61 half yearly  
Council Tax Band: B EPC Rating: C Tenure: Leasehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Wayletts, Essex, SS9 4ED

QUIET SETTING TO THE REAR OF THIS BLOCK WITH VIEWS OVER WOODS AND FARMLAND

ONE BED GROUND FLOOR FLAT

13FT LOUNGE WITH REAR SETTING

FITTED KITCHEN WITH HATCH TO THE LOUNGE !

BATHROOM WITH SHOWER OVER BATH

IDEAL BUY TO LET OR 1ST TIME BUYER PURCHASE

CLOSE TO SHOPS, BUS ROUTE, EASY ACCESS OF A127

COUNTRY WALKS AND NATURE RESERVE VERY CLOSE BY

LEASE 93 YEARS REMAINING / LOW SERVICE CHARGE JUST £1566 pa

MUST BE VIEWED

Rooms:

**Entrance Hall with Storage Cupboards**

7' 3" x 6' 7" (2.2m x 2.0m)

**Lounge / Dining with Rural Views to Rear**

13' 5" x 8' 10" (4.1m x 2.7m)

**Fitted Kitchen with Hatch to Lounge !**

9' 10" x 6' 10" (3m x 2.078m)

**Bedroom with Lovely Views over Woods / Farmland**

9' 9" x 9' 4" (2.97m x 2.856m)

**Family Bathroom with Shower over Bath, wc and Hand Basin**

6' 7" x 6' 3" (2m x 1.9m)

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**Energy Performance Rating:** C

**Council Tax Band:** B

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Communal Entrance Lobby** with Residents Mail Boxes

**Communal Gardens** to Side and Rear

**Allocated Parking For One Vehicle**

**Visitor Parking**

**Lease Information:**

Length of Lease: 93 Years

Service Charge: £782.78 payable half yearly

Ground Rent: £36.61 payable half yearly

Buildings Insurance: Included in the Service Charge

**Service Charge Includes:**

Buildings Insurance

Water In Water & Sewerage Out

Power / Lighting and Cleaning of all Communal Areas

Electric to all Communal Areas

External Window Cleaning

Gardening

TV / Satellite Cabling to Each Flat

**Notes:**

Energy Performance Rating: TBA

Council Tax Band:

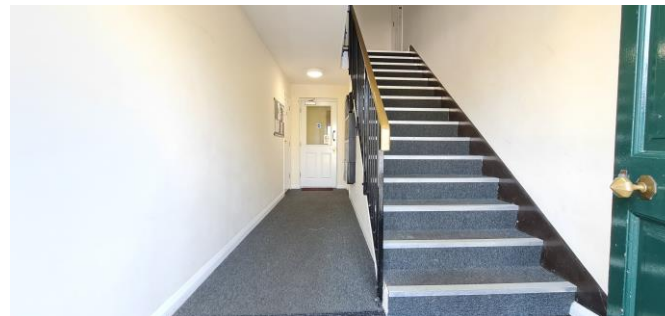
Tenure: Leasehold

Construction: Standard Brick Built with Insulated Cavity Wall (assumed)

Mobile Coverage: Assessed as Good 4G & 5G Coverage

Broadband Coverage: Standard to Ultrafast.

Information provided by Ofcom Checker







Room Sizes and layout are for Guidance Purposes Only. Clients should check before committing to any purchases

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