



1 Allington Court Nelson Drive

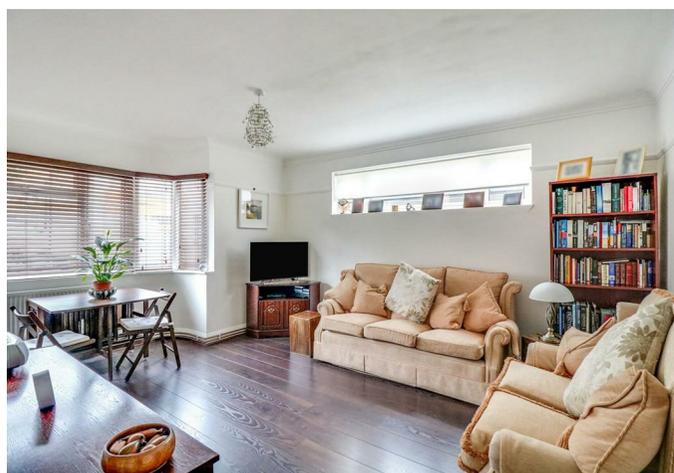


1 Allington Court Nelson Drive
Leigh-On-Sea
Essex
SS9 1DB

Asking price £240,000



Are you looking for a wonderful ground floor flat in a fantastic location? This lovely property provides bright and spacious living and comes with two bedrooms, large lounge/diner, contemporary bathroom and a modern kitchen. To the rear of the property is a communal rear garden which is a great space to enjoy the sunshine throughout the summer months with your own private access from your hallway. A huge bonus to this property is the location being situated in the heart of Leigh just off Leigh Road. You can take advantage of having incredible shops, boutiques, cafes, bars and restaurants on your door step with the Broadway only a few minutes walk away. The flat is only a 10 minute walk from Chalkwell Station where you can catch the train to London in under an hour and a 10 minute walk from the beach which is great for long walks with stunning views all year round.



Communal Entrance

Door into communal hallway with further private entrance door leading into ground floor flat.

Entrance Hallway

Door into hallway comprising double glazed obscure window to side, coved cornice to smooth ceiling with pendant lighting, picture rail, two radiators, laminate flooring, cupboard housing meters, doors to:

Lounge

17'1" x 12'7" (5.23m x 3.86m)

Double glazed windows to front and side, coved cornice to smooth ceiling with pendant lighting, picture rail, radiator, laminate flooring.

Bedroom Two

9'8" x 9'1" (2.97m x 2.79m)

Double glazed window to side, coved cornice to smooth ceiling with pendant lighting, picture rail, radiator, laminate flooring.

Bathroom

8'0" x 5'4" (2.46m x 1.65m)

Three piece suite comprising 'P' shaped bath with mixer taps and power shower above, pedestal wash hand basin, low level w/c, tiled walls and flooring, heated towel rail, smooth ceiling with fitted spotlights, double glazed obscure window to side.



Kitchen

10'2" x 9'6" (3.10m x 2.92m)

Range of wall and base level units with roll top work surfaces above incorporating double sink and drainer unit, four ring gas hob with electric oven below and extractor unit over, integrated dishwasher and washing machine, space for fridge freezer, tiled splash backs, tiled flooring, coved cornice to smooth ceiling with strip light, wall mounted combination boiler, double glazed window to side.

Bedroom One

14'2" x 13'10" (4.32m x 4.22m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, picture rail, radiator, laminate flooring, built in wardrobes.



Communal Garden

Private door from hallway providing access to communal hard standing rear garden with side gated access, private double shed to remain, washing lines.

Lease Details

Lease - 132 Years

Ground Rent - £45

Maintenance Charge - £1415.56

Management Company - Hair & Sons



