



Compton Court, 80 Canvey Road, Leigh-on-sea, Essex, SS9 2PA
2 bedroom second floor flat / £280,000 / t. 01702 555888

amos

ATTENTION INVESTORS! BEING SOLD WITH A TENANT IN SITU CURRENTLY PAYING £1100 PER CALENDAR MONTH is this good size **two bedroom second floor flat situated in this popular development in Leigh-On-Sea, south of the London Road.**

Accommodation includes good size lounge, well fitted kitchen, two bedrooms and a modern shower room. Also benefiting from garage within a block, residents car park and a long lease of 146 years.

Situated in this great location a short distance from London Road shopping facilities, Leigh Broadway and Leigh mainline station with direct links into London Fenchurch Street. An excellent buy to let opportunity, we would strongly advise viewing at your earliest convenience.

Find us on



**A space to
call home.**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- \ **Buy To Let Opportunity**
- \ **Being Sold With A Tenant In Situ**
- \ **No Onward Chain**
- \ **Good Size Two Bedroom Second Floor Flat**
- \ **Long Lease**
- \ **Communal Parking**
- \ **Garage**
- \ **South Of London Road Location**
- \ **Easy Reach Of Leigh Station, Local Shops & Leigh Broadway**
- \ **Popular Development**
- \ **EPC Band - C**
- \ **Council Tax Band - B**

Communal entrance door opening to communal hallway, stairs leading to second floor, private entrance to:

**Entrance Hall **

Laminate flooring, storage cupboard, entry phone system, doors to accommodation off.

**Lounge 17' x 12'8 **

Large living space having uPVC double glazed windows, fitted carpet, power points, smooth plastered ceiling, air conditioning and heat unit, radiator.

**Kitchen 7'10 x 7'3 **

Sink and drainer unit inset into a range of roll edge worktops with white high gloss cupboards beneath and matching eye level units, space and plumbing for washing machine, space for cooker, uPVC double glazed window, wall mounted boiler, power points, space for fridge freezer.

**Bedroom One 11'5 x 9'2 **

Wood effect flooring, uPVC double glazed window, radiator, air conditioning and heat unit, power points, built in storage cupboard.

**Bedroom Two 9'6 x 6' **

Wood effect flooring, power points, radiator, uPVC double glazed window, built in wardrobe.



**Shower Room 7'8 x 4'9 **

Modern Three piece suite comprising large shower cubicle with chrome controls, push button WC, vanity wash basin with chrome mixer tap and mirror fronted unit above, ladder style heated towel rail, tiled to flooring, tiled to walls.

**Outside & Parking **

Well tended communal gardens, garage in a block and communal parking on a first come first served basis.

**Lease Info **

199 years from 12 April 1973 therefore benefiting from 146 years remaining. We are advised the service charge is approximately £1100 per annum and the ground rent is approximately £50 per annum.



PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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