



Lymington Avenue, Leigh-On-Sea, Essex, SS9 2AL

2 bed ground floor flat / **Guide Price** £300,000 - £325,000 / t. 01702 555888

**amos**

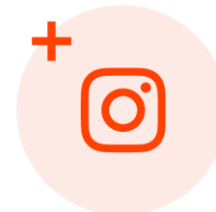




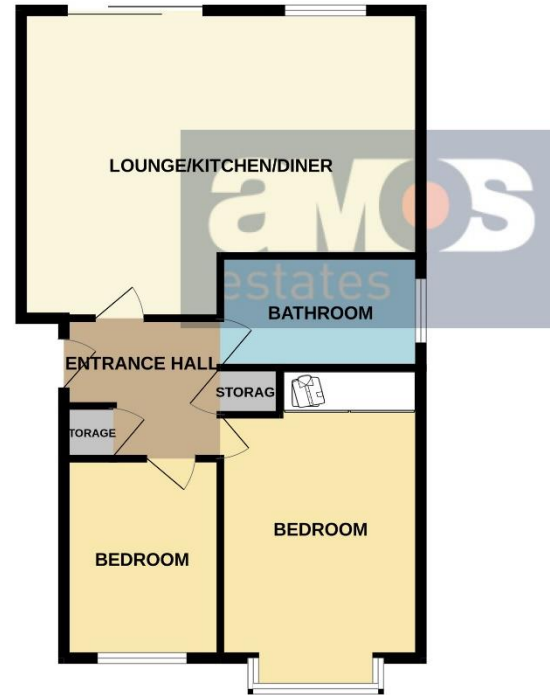
**\*\*Approx. 175 YEAR LEASE TO BE GRANTED ON COMPLETION\*\*** Welcome to this spacious **two bedroom** ground floor flat situated in the heart of Leigh-On-Sea. Boasting large lounge/diner open plan to kitchen, generous size bedrooms and a modern bathroom suite together with direct access to west backing communal gardens, garage and parking. Benefits include upvc double glazing throughout, entry phone system and competitive annual charges.

Situated in the highly sought after 'Lymington Avenue' a short stroll from Leigh Broadway with its array of shops, bars and restaurants whilst also being a short walk away from Leigh mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby. Call now to book your viewing!

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GROUND FLOOR



**A space to  
call home.**

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

- / Spacious Two Bedroom Ground Floor Flat**
- / Stones Throw From Leigh Broadway**
- / Walking Distance To Leigh Station**
- / Large Lounge/Diner Open Plan To Kitchen**
- / Good Size Bedrooms**
- / Modern Bathroom Suite**
- / Direct Access To West Facing Communal Gardens**
- / Upvc Double Glazing Throughout**
- / Garage & Parking**
- / Approx. 175 Year Lease To be Granted On Completion**
- / Realistic Annual Charges**
- / Excellent Schools Nearby**
- / Must Be Viewed**

Communal entrance door opening to communal hallway, private entrance door opening to:

**Entrance Hall** \ Fitted carpet, electric radiator, entry phone system, airing cupboard housing hot water cylinder, further storage cupboard housing meters, doors to accommodation off.

**Lounge/Diner Open Plan To Kitchen 20'9 x 15'11 Maximum Measurements** \ Commencing with the lounge/diner having laminate flooring, electric radiator, power points, T.V point, upvc double glazed sliding patio doors leading to communal gardens. Open plan to the kitchen comprising stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine and tumble dryer (also plumbing for dishwasher if preferred), integrated oven with four ring electric hob above and extractor over, space for tall fridge/freezer, display cabinets, tiled splashbacks, upvc double glazed window to rear, power points.

**Bedroom One 15'11 Into Bay x 9'4** \ Upvc double glazed bay window to front, fitted carpet, electric radiator, power points, fitted wardrobes with mirror fronted sliding doors.

**Bedroom Two 10'1 x 7'7** \ Upvc double glazed window to front, fitted carpet, power points, electric radiator.

**Bathroom** \ Modern three piece suite comprising panelled bath with shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, upvc obscure double glazed window to side, extractor.





**Outside & Parking** \ The property benefits from well tended communal gardens, garage in a block with parking adjacent.

**Lease Info** \ We are advised there will be a new lease of approximately 175 years to be granted on completion. The ground rent is approximately £100 per annum and the service charge is approximately £1000 per annum.



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