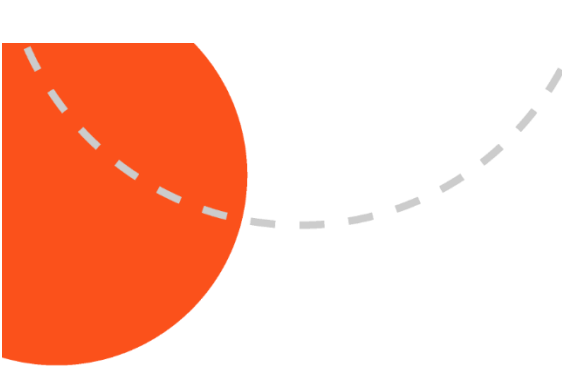




London Road, Leigh-On-Sea, Essex, SS9 2UH

2 Bedroom flat / £220,000 / t. 01702 555888

amos



We are pleased to offer for sale as the owner's sole agent, this vacant two-bedroom first floor apartment situated in this extremely convenient location, close to all local amenities and a short distance to Leigh station and Broadway, with its excellent eclectic array of shopping and eating facilities.

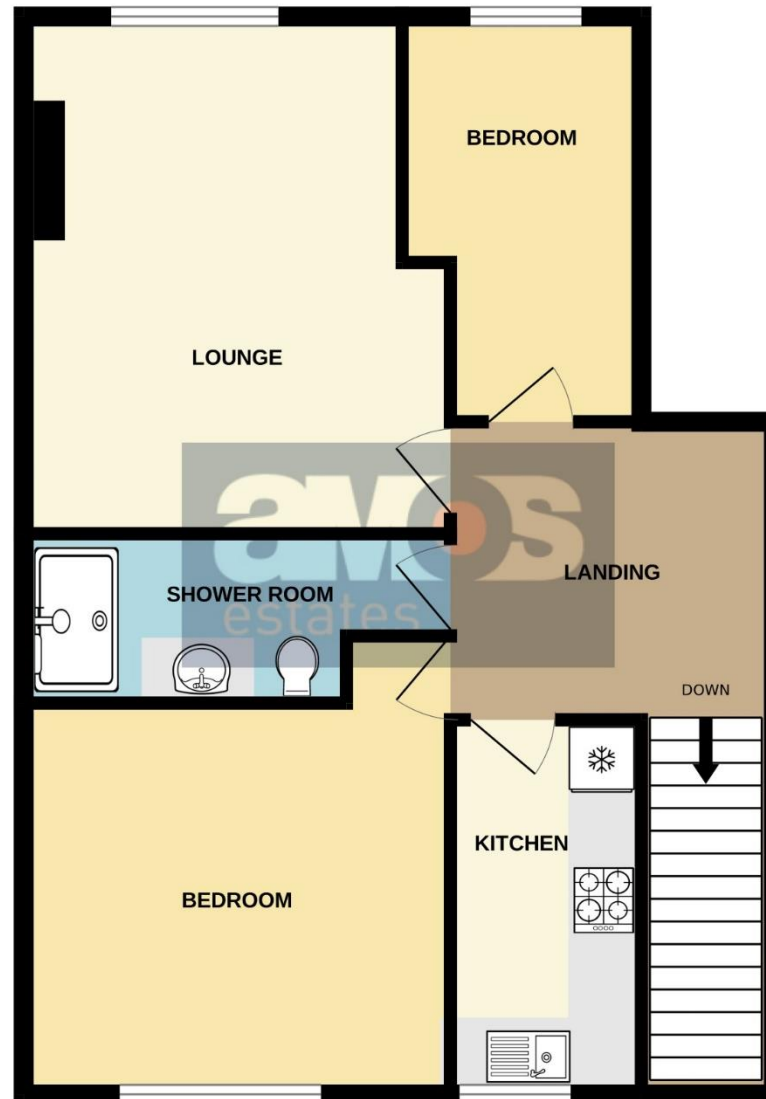
Internally the property offers a large lounge, excellent sized master bedroom and smaller second bedroom. Well fitted kitchen, modern three piece shower suite. Viewing advised.

Find us on



FIRST FLOOR APARTMENT

**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

- / Two Bedroom First Floor Flat
- / Lounge 15'3 x 12'10
- / Bedroom 12'11 x 12'8
- / Bedroom 12'1 x 7'5 Narrowing to 5'8
- / Good Size Accommodation
- / Modern Shower Room
- / Well Fitted Kitchen
- / UPVC Double Glazed Throughout
- / No Onward Chain
- / Vacant Possession
- / Over 150 Years Remaining on Lease
- / Convenient Location Being a Stone's Throw from Local Shops, Easy access of Leigh Station and Broadway
- / Viewing Advised

The property comprises its own private part glazed Georgian style entrance door leading to ground floor reception hall, with wood effect flooring, cupboard housing gas and electric meters with plastered walls and ceiling, carpeted stairs to first floor accommodation.

**First Floor Landing **

Continuation of the wood effect flooring, smooth plastered walls, papered ceiling panelled doors to accommodation off.

**Lounge **

15'3 x 12'10

UPVC double glazed window to rear double banked radiators, new plastered walls and ceiling power points, continuation of wood effect flooring.

**Kitchen **

12'1 x 5'11

The kitchen is fitted to include stainless steel single drainer sink unit with swan neck mixer tap, inset to a range of marble effect square edge work surfaces to two walls with modern white gloss fronted cupboards and drawers beneath. Integrated Lamona electric oven and brushed chrome four ring gas hob. Under unit space and plumbing for a washing machine. Integrated Hotpoint fridge freezer, range of matching eye level wall mounted units to one wall with central double chrome extractor fan with glass insert. One of the eye level units housing the Ideal central heating combination boiler. Black tiled splashback to walls, wood effect flooring, smooth plaster walls and ceiling with inset spotlights. UPVC double glazed window to front

**Bedroom **

12'11 x 12'8

Property benefits from a very large master bedroom with UPVC double glazed window to front. Double banked radiator below with thermostat control, wood effect flooring, smooth plastered walls and ceiling.



Bedroom \

12'1 x 7' 5 narrowing to 5'8

UPVC double glazed window to rear, double banked radiator with thermostat control and wood effect flooring, textured and coved ceiling.

Shower Room \

Property benefits from a lovely spacious shower room with a feature walk in shower to the extreme rear with mosaic tiled flooring with soakaway flooring, overhead waterfall style shower, floating vanity wash hand unit with cupboard beneath and circular sink on the top with monobloc pop up waste and stainless steel mixer tap over. Close coupled WC, tiled flooring, half tiled to one wall, tall stainless steel heated towel rail. Smooth plastered walls and ceiling, with inset spotlights and extractor fan.

**Lease Info ** 199 years from 19th June 1987 therefore benefitting from a long lease of approximately 161 years remaining, We are advised the service charge including ground rent is approximately £700 per annum.



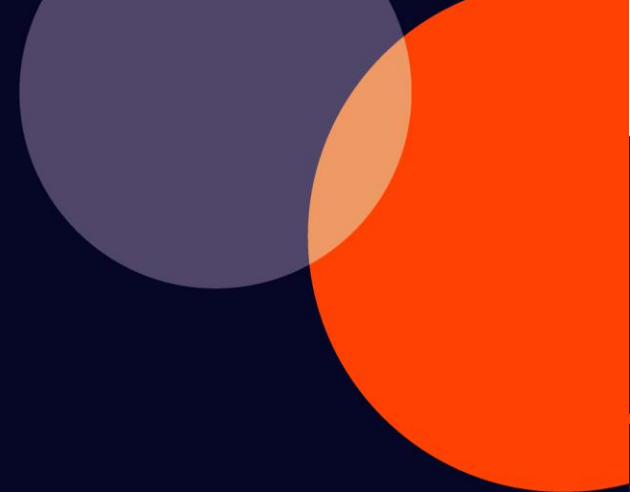
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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 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).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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