



FOR SALE

**London Road,
Leigh-On-Sea SS9 3NL**

Guide Price £200,000 Leasehold - Share of Freehold Council Tax Band - A

- *GUIDE PRICE £200,000 - £210,000*
- Newly Refurbished Top Floor One Bedroom Apartment
- Large Lounge/Diner Space
- Brand New Fitted Kitchen With Space For Appliances
- Popular Leigh Location
- Brand New Three Piece Bathroom
- Ideal for Travel Routes
- Parking To Rear
- 161 Year Lease
- INVESTORS ONLY AS TENANTS CURRENTLY IN SITU

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

INVESTORS ONLY TENANTS IN SITU
GUIDE PRICE £200,000 - £210,000

Nestled in the sought-after London Road of Leigh-On-Sea, this newly refurbished one-bedroom apartment on the second floor is a gem waiting to be discovered. Boasting a stylish brand-new kitchen and bathroom, this property is perfect for a first-time buyer looking for a cozy abode or an astute property investor seeking a lucrative opportunity.

With 429 sq ft of living space, this apartment offers a comfortable reception room, ideal for relaxing or entertaining guests. The bedroom provides a tranquil retreat,

while the bathroom exudes modern elegance.

Convenience is key with parking available for one vehicle at the rear of the property. Additionally, the proximity to Leigh/Chalkwell station makes commuting a breeze, perfect for those who value easy access to transportation links.

Entrance

Secure Entryphone system into communal hallway with stairs to all floors. Front door into second floor apartment hallway with doors to all rooms.

Lounge

Lounge diner with double glazed window, fitted carpet and radiator, pendant lighting.

Kitchen

Newly refurbished kitchen with double glazed window, integrated oven and space for fridge/freezer. space & plumbing for washing machine, ceiling mounted lighting.

Bedroom

Double bedroom with fitted carpet, double glazed window and radiator.

Bathroom

Newly refurbished bathroom with double glazed window, marble effect tiled walls, three piece suite comprising WC, wash hand basin and bath with shower over.

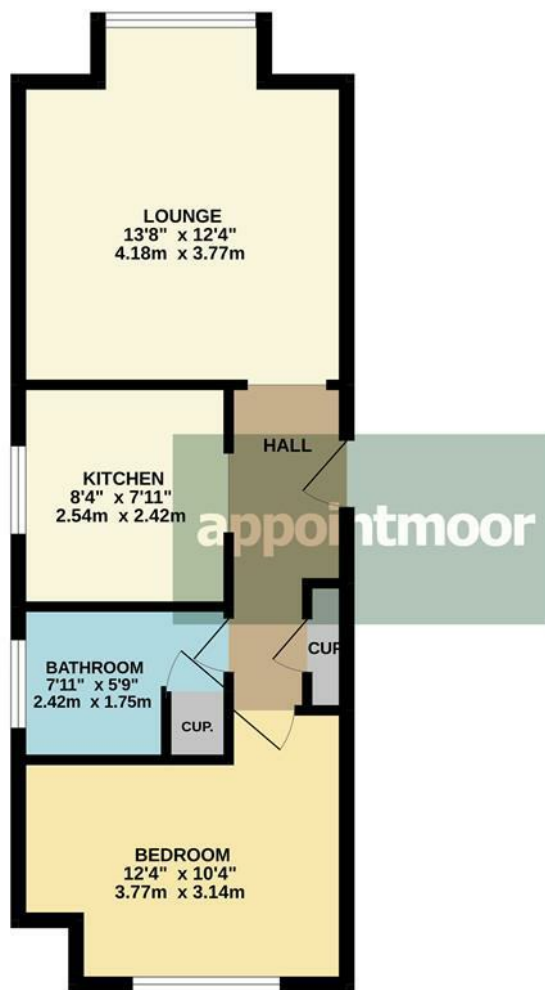
Parking

Parking to rear of the property.

Tenure

Council Tax Band - A
Share of freehold
Leasehold - 199 years from 1984 - 161 years remaining
Peppercorn ground rent
Service Charge - £600 per Annum





TOTAL FLOOR AREA : 429 sq.ft. (39.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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