



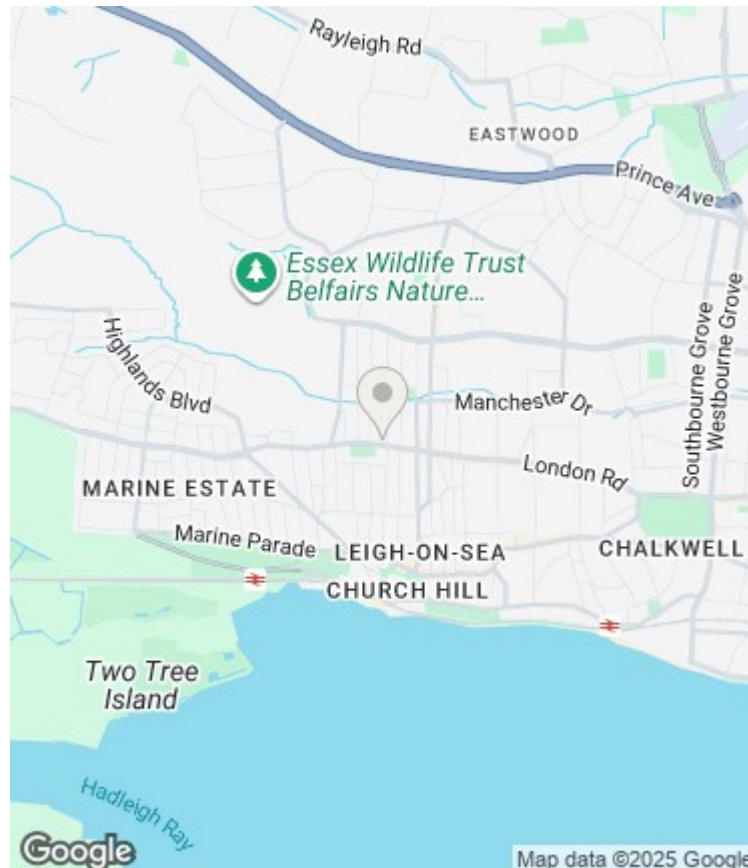
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

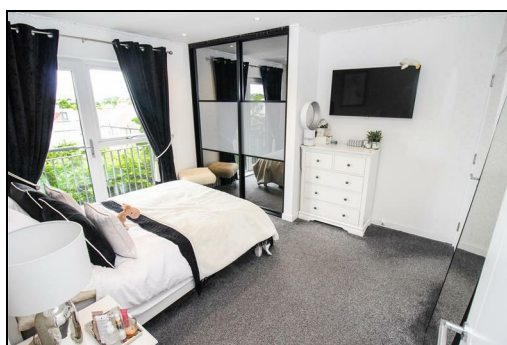
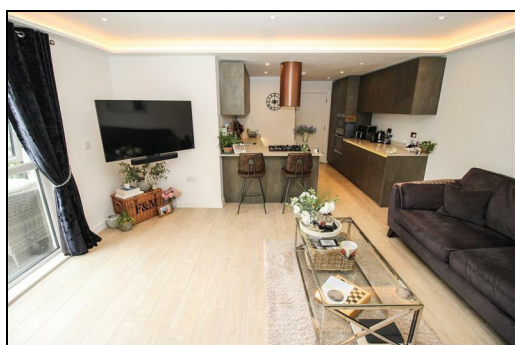
Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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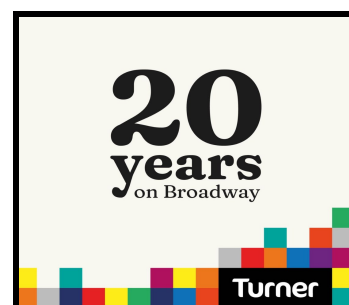
SUPER CHIC AND VERY SPACIOUS TOP FLOOR APARTMENT
CITY LIVING MEETS COASTAL LIVING
TWO DOUBLE BEDROOMS - MASTER HAVING JULIETTE
BALCONY
OPEN PLAN LOUNGE, KITCHEN AND DINING AREA WITH
BALCONY
SERVICED LIFT & ACCESS TO LARGE ROOF TERRACE

FINISHED TO A HIGH STANDARD THROUGHOUT
SHORT STROLL TO LEIGH BROADWAY
ENSUITE TO MASTER

APPROXIMATE 20 MINUTE WALK TO LEIGH STATION
ALLOCATED PARKING SPACE

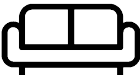
1307 - 1321 London Road, Leigh-On-Sea

GUIDE PRICE - £350,000 - £375,000

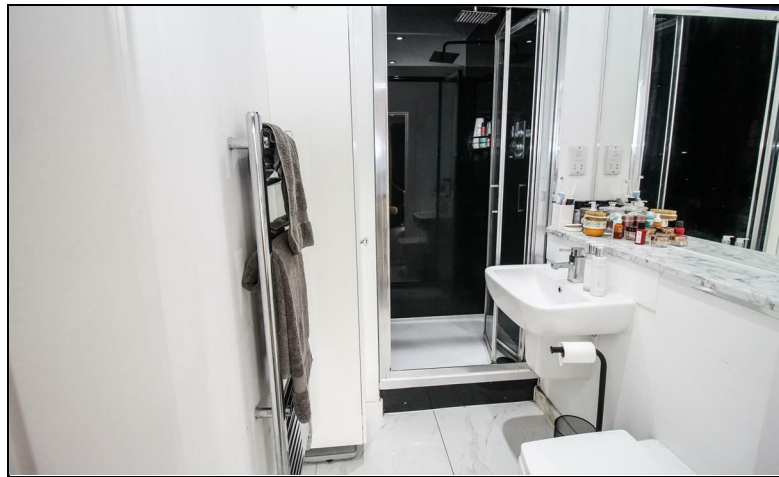
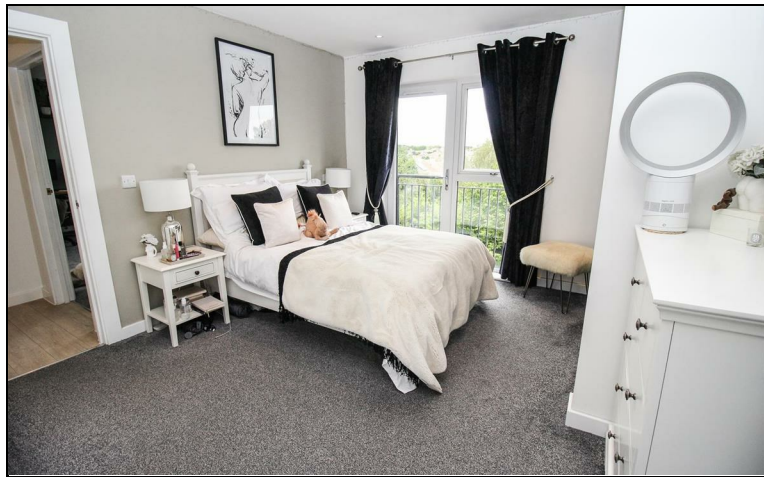


WHAT & WHERE - THIS SPACIOUS CITY STYLE TOP FLOOR APARTMENT, OFFERS THE BEST OF BOTH WORLDS, BEING WITHIN EASY WALKING DISTANCE OF THE HUSTLE AND BUSTLE OF THE BROADWAY AND STATION AND YET BEING POSITIONED TO THE REAR OF THE BUILDING OFFERING A PEACEFUL RETREAT AND AMAZING VIEWS. WITH TWO BEDROOMS, ENSUITE SHOWER ROOM, OPEN PLAN LOUNGE, KITCHEN AND DINING AREA ALL FINISHED TO A HIGH STANDARD, LIFT, AND ALLOCATED PARKING

WHY - PERFECT FOR A YOUNG PROFESSIONAL COUPLE, NEEDING EASY ACCESS TO THE STATION, SOMEONE LOOKING TO TAKE THEIR FIRST STEPS ON THE PROPERTY LADDER OR A DOWNSIZER LOOKING FOR THAT RELAXING COASTAL RETREAT, THIS SUPER CHIC APARTMENT OFFERS SOMETHING FOR PRETTY MUCH EVERYBODY.

 2  2  1  B

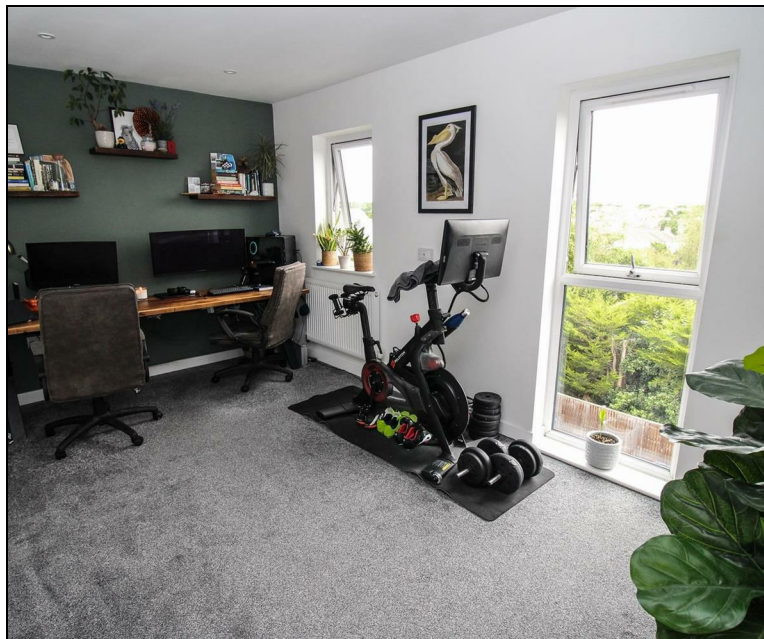
Council Tax Band : C



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ENTRANCE HALL
3.28m x 1.37m (10'9" x 4'6")

HALL CUPBOARD
1.22m x 0.91m (4' x 3')

OPEN PLAN LOUNGE, KITCHEN, AND DINING AREA
7.49m reducing to 4.09m x 4.78m reducing to 3.25m (24'7" reducing to 13'5" x 15'8" reducing to 10'8")

BEDROOM ONE
3.76m x 3.45m (12'4" x 11'4")

ENSUITE
2.13m x 1.52m (7' x 5')

BEDROOM TWO
4.80m x 2.62m (15'9" x 8'7")

BATHROOM
2.13m x 1.83m (7' x 6')

MAIN BALCONY PLUS JULIETTE BALCONY

ACCESS TO LARGE ROOF TERRACE

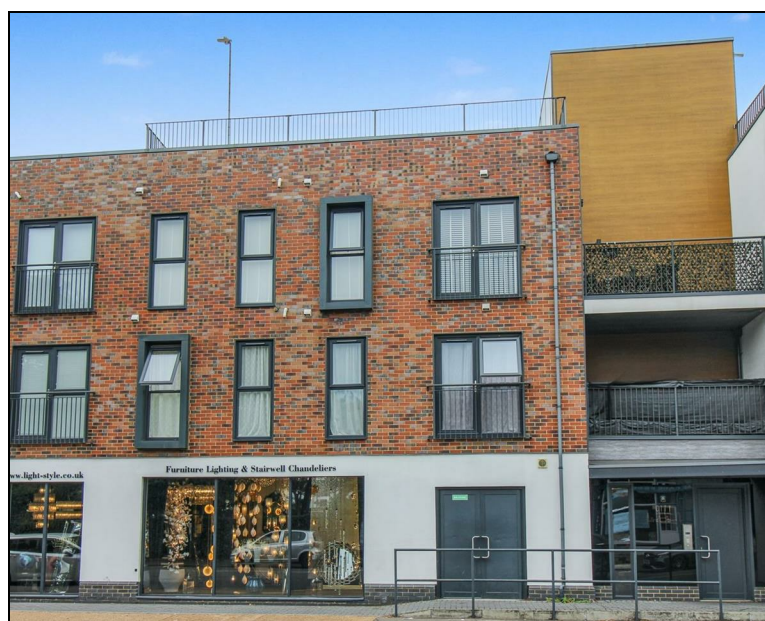
ALLOCATED PARKING SPACE

SERVICED LIFT

AGENTS NOTE
LEASE DETAILS:

LEASE 125 YEARS FROM 19.11.2019
CURRENT SERVICE CHARGE - £1880 PER ANNUM
GROUND RENT - £250 PER ANNUM

THE ABOVE INFORMATION HAS BEEN SUPPLIED BY THE SELLER AND NOT VERIFIED BY A SOLICITOR



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01702 710555

