



\*\* Guide Price £190,000-£210,000 - APPROX 117 YEAR LEASE \*\*

Two double bedroom first floor flat in Eastwood close to local shops, schools and bus links. Benefits from spacious living accommodation, storage and communal off-street parking and a garden.

- First Floor Flat
- Lounge/Diner
- Storage
- Residents Off-Street Parking
- Gas Central Heating
- Two Double Bedrooms
- Well Presented Kitchen
- Communal Garden
- Double Glazing
- Easy Access to Bus Links and the A127

## St. Lawrence Gardens

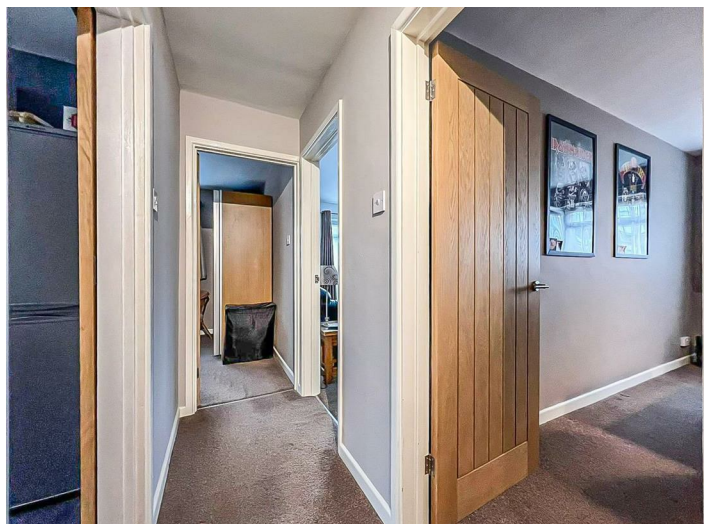
Leigh-on-Sea

**£190,000**

Price Guide



# St. Lawrence Gardens



Bear Estate Agents are thrilled to market for sale this spacious two bedroom first floor flat. The property is located in the sought after Eastwood area providing convenient access to bus links and the A127. There are shops and eateries within a close distance, along with schools and Eastwood Park.

The flat has been well presented throughout and benefits from having access to a communal garden as well as off-street parking to the rear. Internally, the accommodation offers a lounge/diner, modern fitted kitchen, two double bedrooms and a three piece bathroom. The second bedroom is currently being used as a dining room, giving you versatile living space to suit your needs. Throughout the property, there is storage, double glazing and gas central heating.

## Two Bedroom First Floor Flat

### Entrance Hall

### Lounge/Diner

13'9 x 13'1

### Kitchen

10'2 x 7'2

### Bedroom One

13'9 x 10'1

### Bedroom Two

13'2 x 9'1

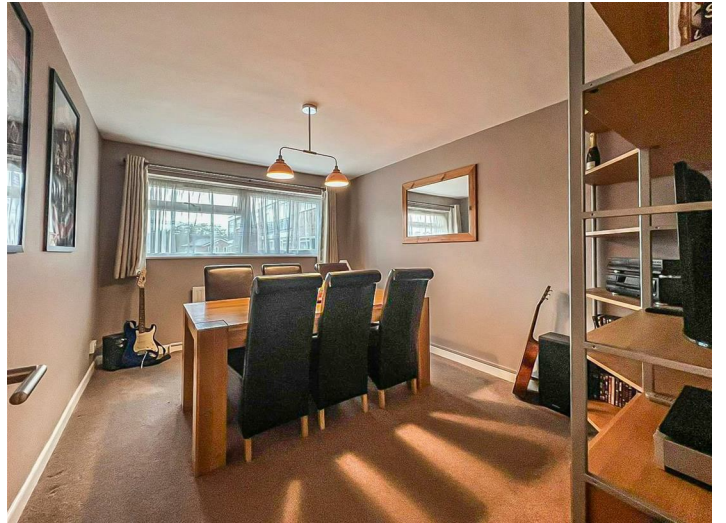
### Three Piece Bathroom

6'11 x 6'5

### Storage

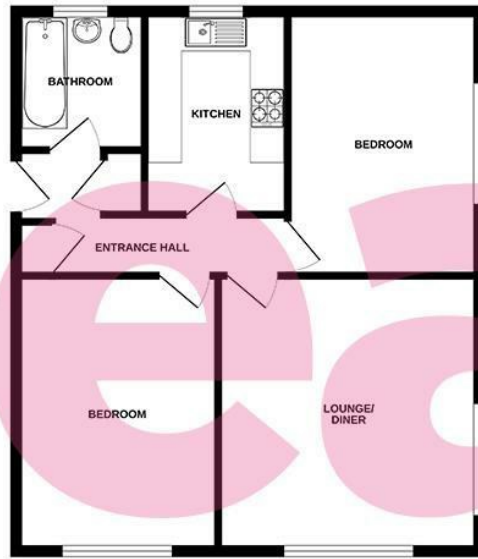
### Agents Note

The lease has approximately 117 years to run. The ground rent is £250 per annum and the service charge is £780.28 per annum.



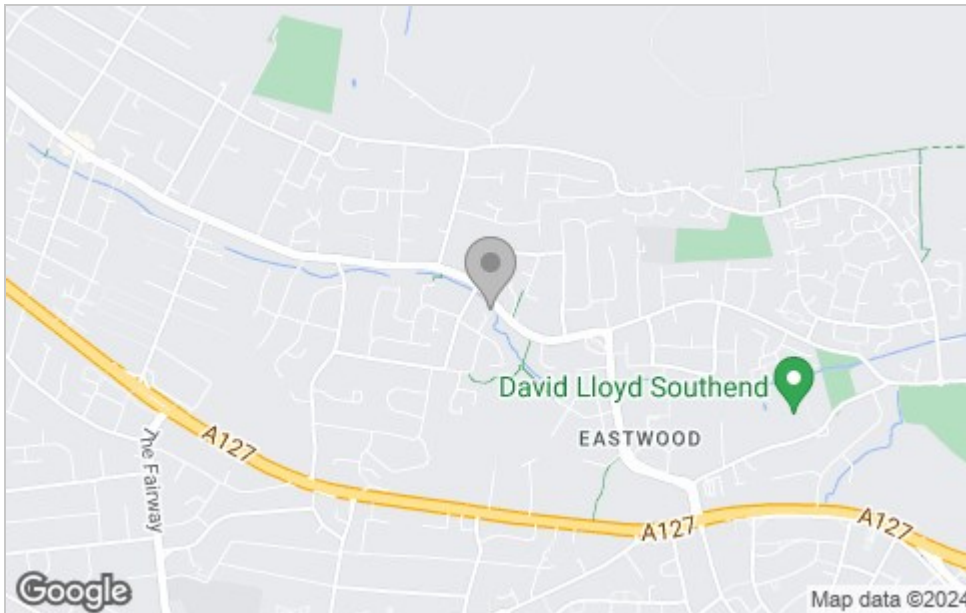
## Floor Plan

57.9 sq.m. (623 sq.ft.) approx.



TOTAL FLOOR AREA: 57.9 sq.m. (623 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of buildings, walls, floors and any other items are approximate and no responsibility is taken for any error or omission in this document. The plan is for illustrative purposes only and should be used to check the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their condition or efficiency for the plan.  
 Made with Metronix 22/03

## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 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 guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

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## Energy Efficiency Graph

