



## St. Lawrence Gardens

Leigh-on-Sea

- NO ONWARD CHAIN
- TWO LARGE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- GARDENS AND PARKING

## Guide Price £200,000 to £220,000

NO ONWARD CHAIN. Two large double bedrooms and spacious lounge. Situated on the ground floor with communal gardens and parking as well as double glazing and gas central heating. Ideally positioned for local shops, supermarket and bus routes as well as county parks and access to the A127.







#### AGENTS NOTES

NO ONWARD CHAIN.

Two double bedroom ground floor purpose built apartment which is exceptionally large and is situated in the heart of Eastwood surrounded by local shops including a large supermarket close at hand. Regular bus routes and easy access to the A127.

Comfortable distance to schools and parks with a major local supermarket near by.

Great size rooms with double glazing and gas central heating.

There is a communal garden which also gives direct access over a small bridge to the main Eastwood Road. Communal parking.

#### HALL

#### LOUNGE

13'6 X 10'6



## **BEDROOM**

13'6 X 13'4

## **BEDROOM**

13'4 X 9'2

## **KITCHEN**

10'4 X 6'10

## **BATHROOM**

## **PARKING**

## **COMUNAL GARDEN**

## **LEASE**

Council Tax Band - Band B

Service Charge - £876.00 Per annum

Ground Rent - £250.000 Per Annum

Buildings Insurance - £620.000 Per Annum

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor

Approx. 60.2 sq. metres



Total area: approx. 60.2 sq. metres

Regulated by RICS

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