



* £200,000- £220,000 * GROUND FLOOR FLAT WITH LONG LEASE * ALLOCATED PARKING * OPEN-PLAN RECEPTION/KITCHEN * WALK TO LEIGH STATION * AMENITIES ON THE DOORSTEP * SECURE AND WELL-KEPT BUILDING * This fantastic two bedroom ground floor flat has allocated parking plus visitor bays, a long and healthy lease, communal gardens and a secure door entry system. The property has a generous master bedroom with a second bedroom/office, an open plan lounge-diner through to the kitchen and a three-piece family bathroom. There is access to a communal laundry room as well as a private lockable store cupboard off of the communal hallway. The location couldn't be better, with ample amenities and transport links on your doorstep and only a walk to Leigh Station and the Broadway!

- Allocated parking plus visitor bays
- Secure building with door entry system
- Communal garden
- Second bedroom/Office
- Three-piece bathroom
- Walk to Leigh Station
- Private porch and entrance hall
- Central Leigh-on-Sea location
- Long lease
- Plenty of amenities and transport links on the doorstep

London Road

Leigh-On-Sea

£200,000

Guide Price



London Road



Frontage

One allocated parking space to rear of property plus visitor parking, beautiful mature planting to front of property, door entry system with obscured door leading to:

Communal Hallway

Access to communal laundry room, access to private secure store cupboard for sole use of the ground floor flat, communal garden access, parking access, lift access, door leading to a private internal porch.

Porch

6'4" x 3'10"

Coving, skirting, laminate flooring.

Private Entrance Hallway

10'7" x 6'3"

Large storage cupboard, radiator, door entry system, coving, skirting, wood effect laminate flooring.

Master Bedroom

12'4" x 10'3"

Brand new UPVC double glazed window to front aspect, coving, radiator, skirting, and carpet.

Bedroom Two/Office

7'3" x 6'9"

Window to side aspect, boiler cupboard, coving, radiator, skirting, and carpet.

Three-Piece Family Bathroom

7'3" x 7'2"

Obscured window to side aspect, bath with shower over, fully tiled walls, vanity unit with washbasin and chrome mixer tap, low-level w/c,



chrome towel radiator, wood effect laminate flooring.

Lounge-Diner

14'2" x 12'0"

Brand new UPVC double glazed window to front aspect, double radiator, coving, skirting, and carpet (opens into kitchen).

Kitchen

8'5" x 7'10"

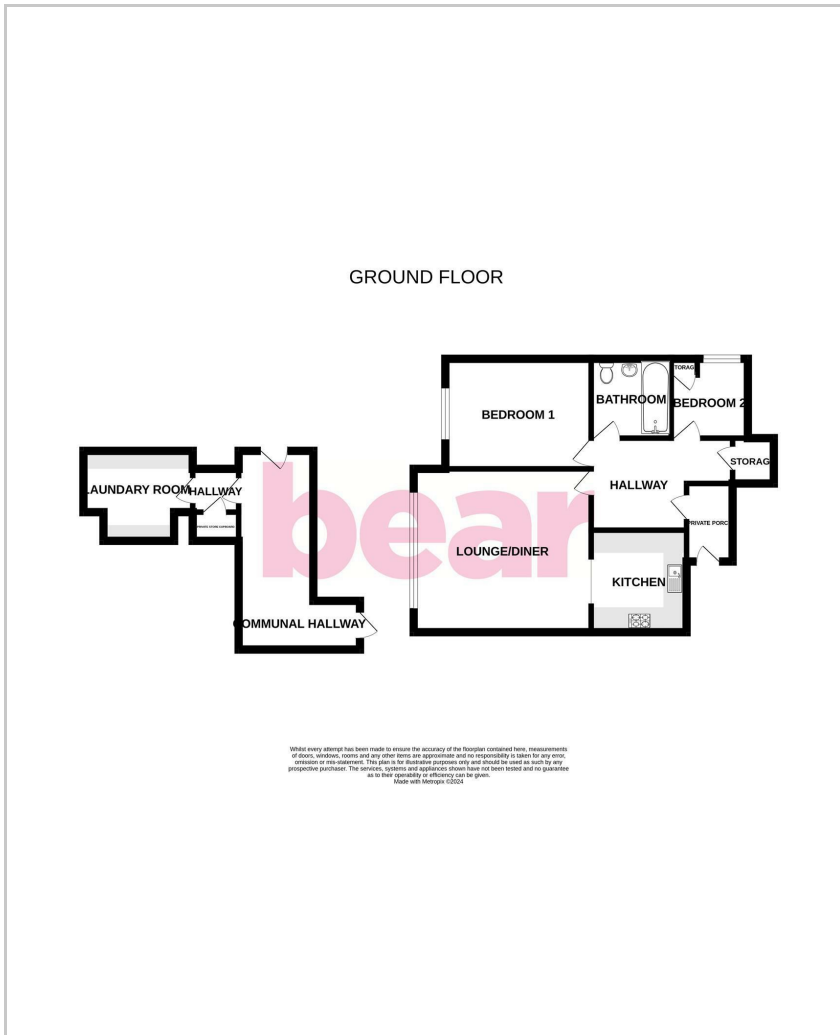
Both wall-mounted and base level wooden shaker style kitchen units comprising; laminate worktops, sink with drainer and mixer tap, tiled splash back, fridge, freezer and oven can all be left, extractor fan, tile effect lino flooring.

Communal Gardens

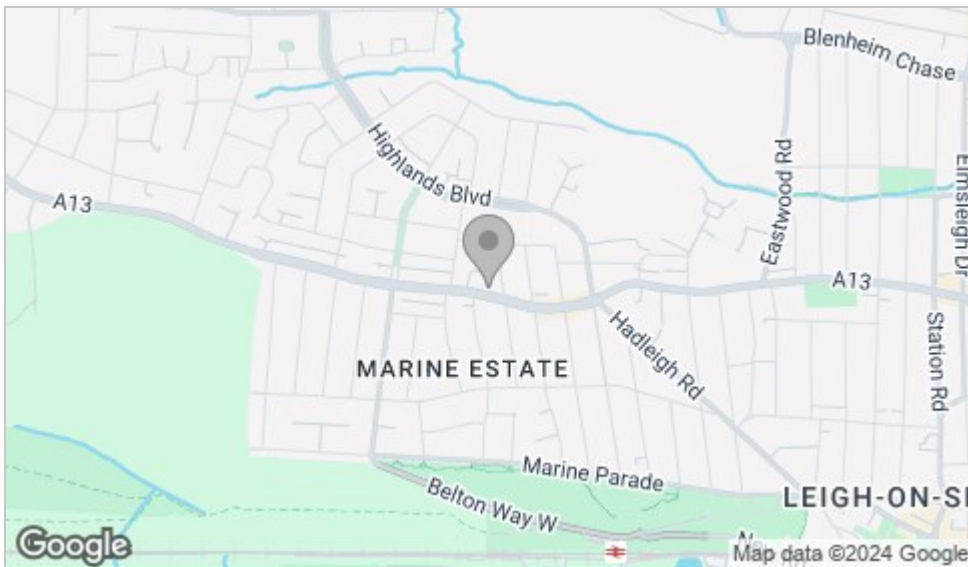
Pathway, rest of the garden is laid to lawn with mature planting borders.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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		
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		