



* £260,000- £280,000 * GROUND FLOOR MODERN FLAT * STUNNING KITCHEN LOUNGE DINER * LONG LEASE * A superb flat that offers modern, bright and spacious accommodation throughout and boasting two good size bedrooms, a generously sized four piece bathroom and an open plan kitchen lounge diner. The kitchen area has the advantages of a contemporary fully fitted units with integrated 'Neff' appliances. The exterior offers a delightful communal garden to the rear of the building, allocated parking and bin and bike storage. Located on the London Road, Leigh-on-Sea amongst fantastic amenities, this flat is walking distance to Chalkwell Station, Park and Beachfront. Leigh Broadways shopping facilities, the Old Town and Blenheim Park are also close by.

- Modern ground floor flat
- Allocated parking to rear
- Stunning four piece bathroom
- Fully fitted integrated kitchen
- Short walk to Leigh Broadways shopping facilities
- Impressive lounge kitchen diner
- Two good size bedrooms
- Communal gardens to rear
- Chalkwell Park, Beach and Station all close by
- No onward chain

London Road

Leigh-On-Sea

£260,000

Price Guide



London Road



Location:

Situated along the London Road you will find yourself surrounded by many amazing local amenities. You will find yourself being a stone's throw from Chalkwell Park, an 8 minute walk from Leigh Broadway, a short walk from Chalkwell Beach and a 13 minute walk from Chalkwell Station where you can catch the C2C line into London Fenchurch Street within an hour.

Communal Entrance

Wall mounted post-boxes, door to inner hallway where there is carpeted communal stairs to first floor. Ground floor rear access to communal garden, bin storage area and car park.

T' Shaped Hallway

Smooth ceiling with a pendant light and smoke alarm, entry phone system, storage cupboards, radiator, carpet.

Bedroom One

11'5" x 9'10"

Bedroom Two

10'0" >7'9" x 7'8"

Double glazed window to the rear, smooth ceiling with a pendant light, radiator, carpet.

Bathroom

10'5" > 7'6" x 7'0"

Obscure double-glazed window to the side, modern four-piece suite comprising of a paneled bath, with a shower attachment, wall hung wash basin, wall hung wash basin, double walk-in shower, part tiled walls, tiled flooring, shaver socket.

Kitchen/Lounge/Diner

17'5" x 15'8"

Smooth ceiling, smoke detector, extractor fan, modern kitchen comprising of wall land base level gloss units, with a rolled edge laminate worktop, 1.5 inset sink and drainer, cupboard housing a wall mounted boiler, integrated fridge freezer on a 70/30 split, integrated Neff oven with a four Neff electric hob with an extractor fan above, integrated Neff dishwasher, integrated washing machine, laminate flooring, two radiators, double glazed flooring to the side aspects, double glazed window to the front, double glazed door to the front corner of building leading out to a patio.

Exterior

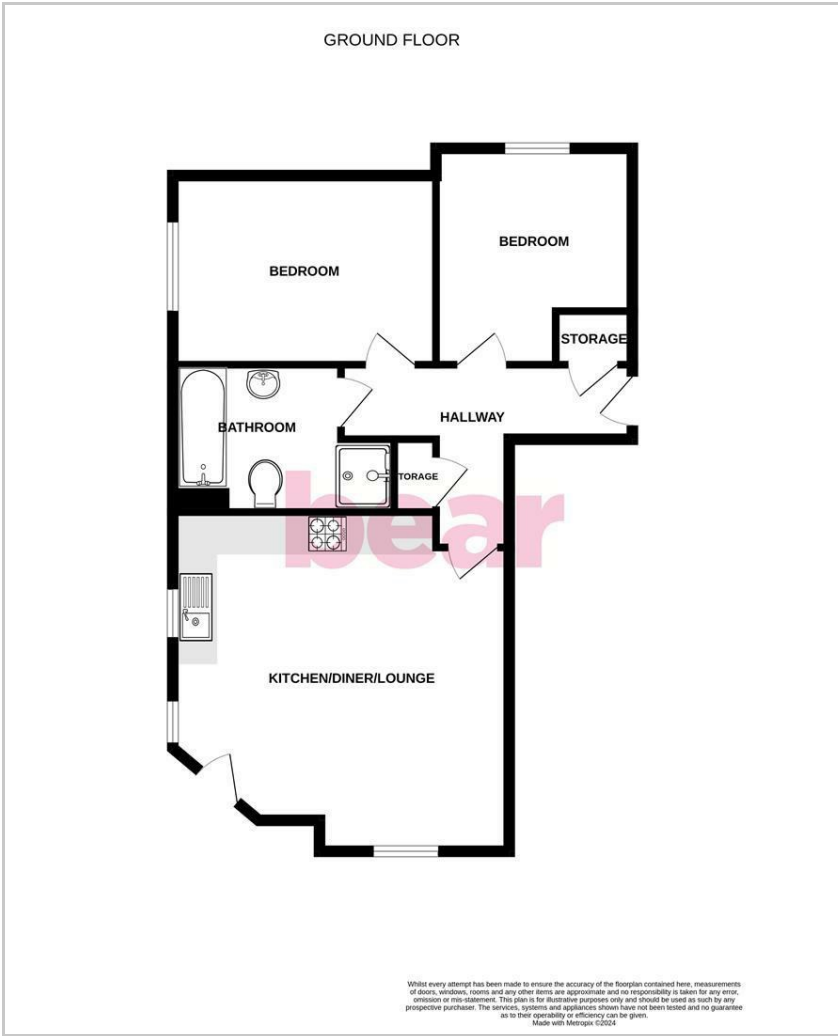
Communal garden, bin storage and car park including allocated parking and visitor parking.

Agents Note:

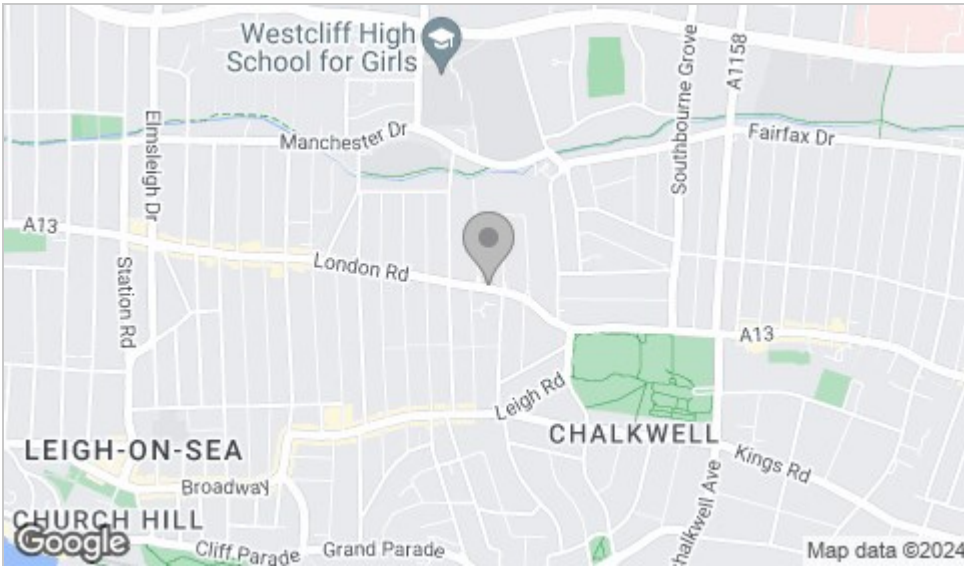
The residents of the block are currently arranging the right to manage which will drastically reduce the current maintenance and management charges.



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.

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Energy Efficiency Graph

