



* SECURE ALLOCATED PARKING * TWO JULIET BALCONIES - ONE SOUTH FACING * LARGE OPEN-PLAN KITCHEN/RECEPTION ROOM * TWO DOUBLE BEDROOMS * EXTERIOR REDECORATING FOR BUILDING PAID FOR ALREADY * This modern top floor flat offers a sleek kitchen within the open-plan south facing reception room, as well as two Juliet balconies, there are two double bedrooms, one with built-in wardrobes, and a three-piece family bathroom. The property is within the school catchment area of Blenheim Primary School and Belfairs Academy, with the grammar schools of the borough being just a short drive away. Also within close proximity, you will find Belfairs Woods and Golf Course, Leigh Train Station for commuters and the popular Leigh Broadway and Old Leigh. The property has a long lease and the redecorating for the exterior of the building has already been fully paid for.

- Secure allocated parking
- Two double bedrooms
- Large open-plan kitchen/reception room
- Walk to Leigh Station and the Broadway
- Within catchment of Blenheim Primary School and Belfairs Academy
- Two Juliet balconies
- Built-in wardrobe
- Three-piece family bathroom
- Phone entry system
- Local amenities and bus links on the doorstep

London Road

Leigh-on-Sea

£260,000



London Road



Allocated Parking

Secure parking through a barrier with one allocated parking space.

Communal Entrance

Door/phone entry system, double glazed full height windows. opens into a well-kept communal hallway with stairs rising to the second floor.

Private Entrance Hallway

10'0" x 4'11"

Phone/door entry system, skirting, wood effect laminate flooring, doors to all rooms.

Master Bedroom

14'7" x 9'9"

UPVC double glazed window to front aspect, electric radiator, skirting, carpet.

Bedroom Two

12'1" x 9'7"

UPVC double glazed window to front aspect, built-in wardrobes, electric radiator, skirting, carpet.

Kitchen-Reception Room

28'1" x 12'0"

One UPVC double glazed french doors and sidelights with a south facing Juliet balcony as well as a secondary UPVC double glazed set of French doors and sidelights with another Juliet balcony. Kitchen area has a UPVC double glazed window to side aspect and white gloss wall-mounted and base level kitchen units comprising; granite worktops, stainless steel sink and drainer with chrome mixer tap, four ring burner electric hob with extractor hood over, built-in oven, under counter fridge and freezer, space for washer/dryer, electric fireplace, skirting, wood effect laminate flooring throughout.

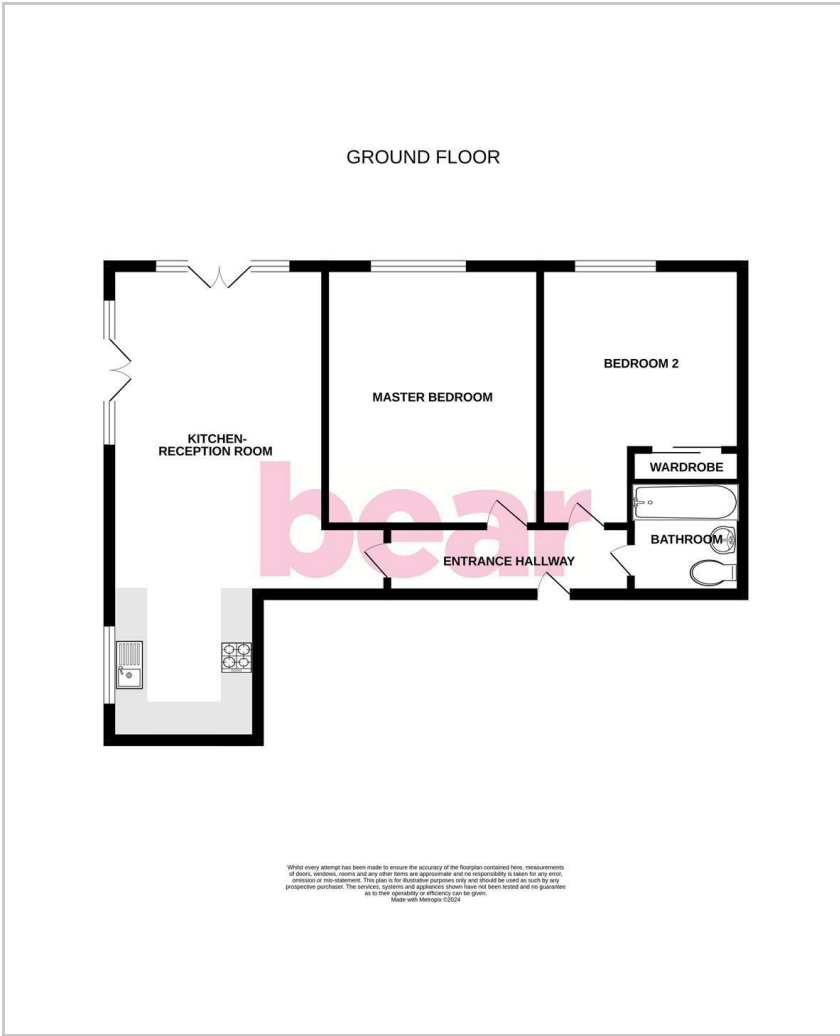
Three-Piece Family Bathroom

7'6" x 5'8"

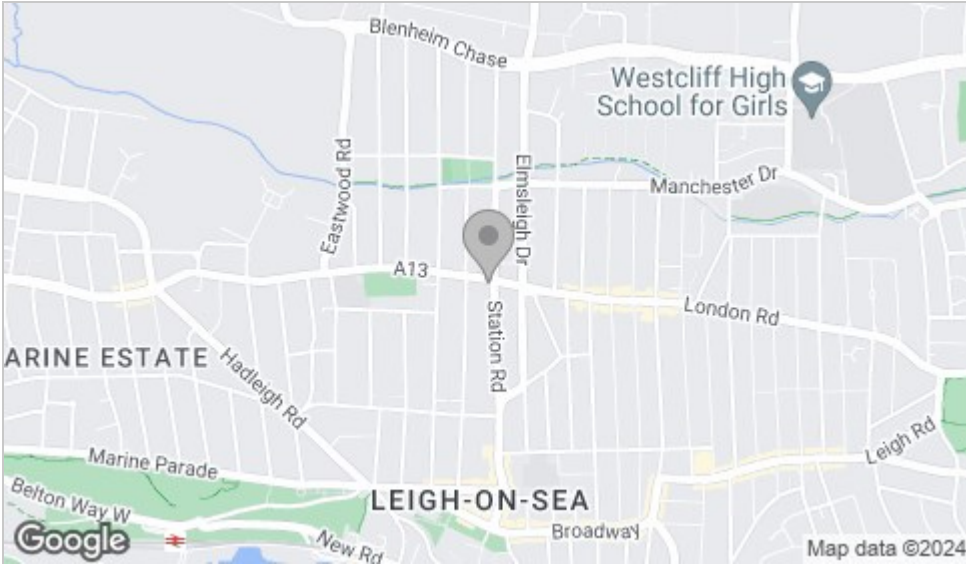
Bathtub with chrome mixer tap and shower attachment, vanity unit with wash basin and chrome mixer tap, low-level w/c, chrome towel radiator, partial wall tiling, extractor fan, spotlighting, mosaic effect lino flooring.



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.

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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

