



Guide Price £300,000 - £325,000 This stunning two-bedroom ground floor apartment, located on London Road, is a true gem and a testament to the current owners' impeccable taste. Bought new in 2017, this apartment still benefits from five years of warranty, ensuring peace of mind for prospective buyers. The open plan layout features a spacious lounge and kitchen diner, allowing for modern living and entertaining. Each room is beautifully decorated, highlighting a crisp, clean, and contemporary aesthetic.

Positioned with convenience in mind, the apartment is close to a variety of shops and dining establishments, making daily errands and dining out easy and enjoyable. The property also offers allocated parking, a significant benefit in this bustling area. Whether you are looking for a stylish new home or a prime location for commuting into London, this apartment ticks all the boxes.

Tenure and Council Tax
Tenure: Leasehold (119 years remaining)
Ground Rent: £250 per year
Service Charge: £1,114.88 per year
Council Tax Band: C

- Open Plan Layout
- Fitted Kitchen and Bathroom
- Beautifully Decorated
- 2 Double Bedrooms
- Ground Floor Apartment
- Close to Shops
- Allocated Parking

London Road

Leigh-on-Sea

£300,000

Price Guide



London Road



Property Detail

Upon entering the property, you are welcomed by a well-kept communal area shared with just one other apartment. The personal door leads you directly into the open plan lounge, which features a large square bay window allowing natural light to flood the space. The lounge seamlessly connects to the kitchen/diner, which is fitted with modern units, an oven hob and hood, integrated washing machine, fridge freezer, and ample workspace, creating a perfect setting for both cooking and socializing.

From the internal hallway, which also hosts a handy storage cupboard, you access the rear of the apartment where you find two generously sized bedrooms. Both bedrooms are beautifully decorated, providing a peaceful retreat from the hustle and bustle of everyday life. The modern white bathroom suite, complete with a shower and finished in stylish ceramic tiling, continues the contemporary feel found throughout the home.

Exterior

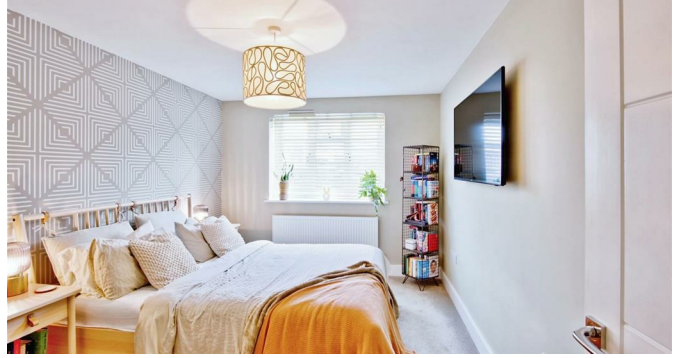
Outside, the property benefits from allocated parking for one car, ensuring you always have a space to park. Additionally, there is communal garden space to the rear of the property, offering a pleasant outdoor area for residents to enjoy.

School Catchment

The property is ideally located for families, with several reputable schools in close proximity. This makes it a perfect choice for those with children looking to settle in a well-connected and convenient location.

Overview

This beautifully decorated two-bedroom ground floor apartment on London Road offers a stylish and contemporary living space. With an open plan layout, fitted kitchen and bathroom, allocated parking, and close proximity to shops and amenities, this property is perfect for those looking to move straight in and enjoy modern living. The convenient location, with easy access to Leigh Broadway, the beach, and commuter routes into London, makes this an ideal home for a variety of buyers.



Floor Plan



Total floor area 68.8 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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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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		
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