

# bear

*Estate Agents*



\* £300,000- £325,000 \* GROUND FLOOR \* GARAGE AND PARKING \* LOW RUNNING COSTS \* NEW LEASE UPON COMPLETION \* A large two double bedroom flat that offers spacious accommodation throughout and that has the benefit of an impressive kitchen diner come lounge. There is also a welcoming hallway, two great size bedrooms with the master having the bonus of fitted wardrobes and a stunning bathroom suite. The flat has direct access to a West backing communal rear garden, parking and a garage. Located South of the London Road, this home is a stones throw from Leigh Broadway and walking distance to Leigh Station and Old Town.

- Two double bedrooms
- Open plan kitchen lounge diner
- Modern bathroom
- Direct access to West backing communal rear garden
- Doorstep to Leigh Broadways shopping facilities
- Ground floor flat
- Garage and parking
- Fully fitted kitchen
- Large master bedroom with fitted wardrobes
- Walking distance to Leigh Station and Old Town

## Lymington Avenue

Leigh-on-Sea

**£300,000**

Price Guide





# Lymington Avenue



## Frontage

Communal front garden area with steps up to the communal hallway, this flat is located on the ground floor to the rear of the building, entrance door to:

## Hallway

8'0" x 8'11"

Solid wood entrance door to the side, storage cupboard, coved ceiling, entry phone system, electric radiator, cupboard housing the water tank, carpet.

## Lounge/Kitchen Diner

20'9" x 15'11" > 12'10"

Coved ceiling, double glazed patio doors to the rear leading out to the communal garden, double glazed windows to the rear overlooking the communal garden. Fully fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with chrome mixer taps and a tiled splashback, integrated oven with an electric hob and an extractor fan above, space for a washing machine, space for a dishwasher/tumble dryer, space for a fridge freezer, laminate flooring, one electric radiator.

## Bedroom One

15'9" into the bay x 9'4"

Double glazed bay windows to the front, floor to ceiling mirrored sliding door wardrobes, electric radiator, carpet.

## Bedroom Two

10'2" x 7'6"

Double glazed window to the front, electric radiator, carpet.

## Bathroom

9'4" > 6'10" x 6'11"

Coved ceiling, obscured double glazed window to the side, modern bathroom suite comprising of; panelled bath with an electric shower, combined vanity unit wash basin and low-level w/c, wall hung chrome heated towel rail, fully tiled walls, fully tiled floor, extractor fan.

## Agents Notes:

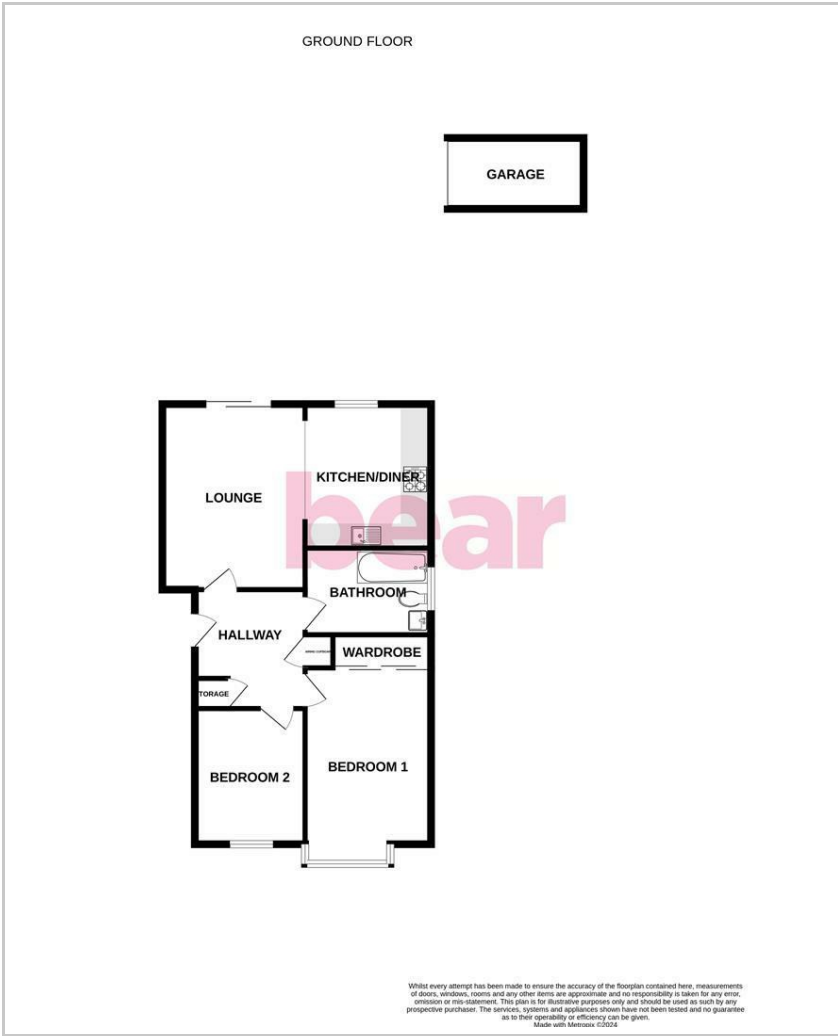
There is a garage in this block and parking at the rear of the property.



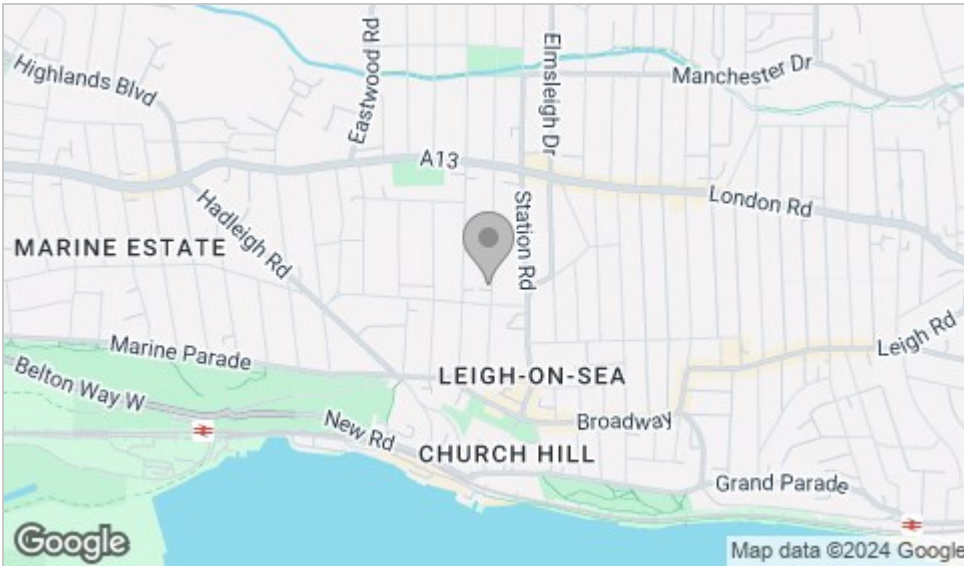




# Floor Plan



# 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](mailto: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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	