



" £275,000 - £300,000 \* ALLOCATED PARKING \* WALK TO LEIGH STATION AND THE BROADWAY \* JULIET BALCONY \* BRIGHT OPEN-PLAN RECEPTION-KITCHEN \* COMMUNAL ROOF TERRACE AND LIFT SERVICE \* NO ONWARD CHAIN \* This immaculate second floor flat offers a contemporary living space, an open-plan kitchen/reception room with breakfast bar, a Juliet balcony and a communal roof terrace as well as one allocated parking space. The property is naturally bright and is positioned on the quiet side of the building making it serenely peaceful and is in a brilliant position, having amenities and bus links on the doorstep and only a walk to Leigh Station and the bustling Broadway. For schooling, Blenheim Primary and Belfairs Academy are within catchment, while the grammar schools of the borough are nearby. The building also offers a lift service and well-kept communal areas - making it well worth a viewing!

- Allocated parking
- Walk to Leigh Station and the Broadway
- Stylish modern kitchen
- Juliet balcony
- Quiet side of the building
- Lift service
- Great-sized bedroom with fitted wardrobes
- Open-plan reception room
- Central Leigh-on-Sea location
- Amenities and bus links on the doorstep

## City Apartments, London Road

Leigh-On-Sea

**£275,000**

Price Guide



# City Apartments, London Road



## Entrance

Ground floor secure communal entrance with stairs and lift to second floor. Private entrance door into:

## Hallway

Two storage cupboards, radiator, entry phone system, spotlights.

## Kitchen-Reception

21'3 max x 13'6

UPVC double glazed window and Juliet balcony door to rear aspect, modern kitchen units both wall-mounted and base level comprising; island unit/breakfast bar with quartz worktops, under cabinet lighting, five ring burner gas hob with extractor over, electric double oven and microwave grill, sink with drainer and mixer tap, integrated fridge/freezer and washing machine, boiler cupboard, laminate flooring, two radiators, spotlights and feature lighting, TV and telephone points, laminate flooring.

## Bedroom

13'6 x 9'11

UPVC double glazed window to rear aspect, fitted floor to ceiling wardrobe, radiator, spotlights, TV point, carpet.

## Bathroom

Wall mounted mirror, spotlights, bath with taps and shower over, built in TV, low level w/c, wash basin with mixer tap, laminate worksurface and heated towel rail, tiled flooring.

## Parking

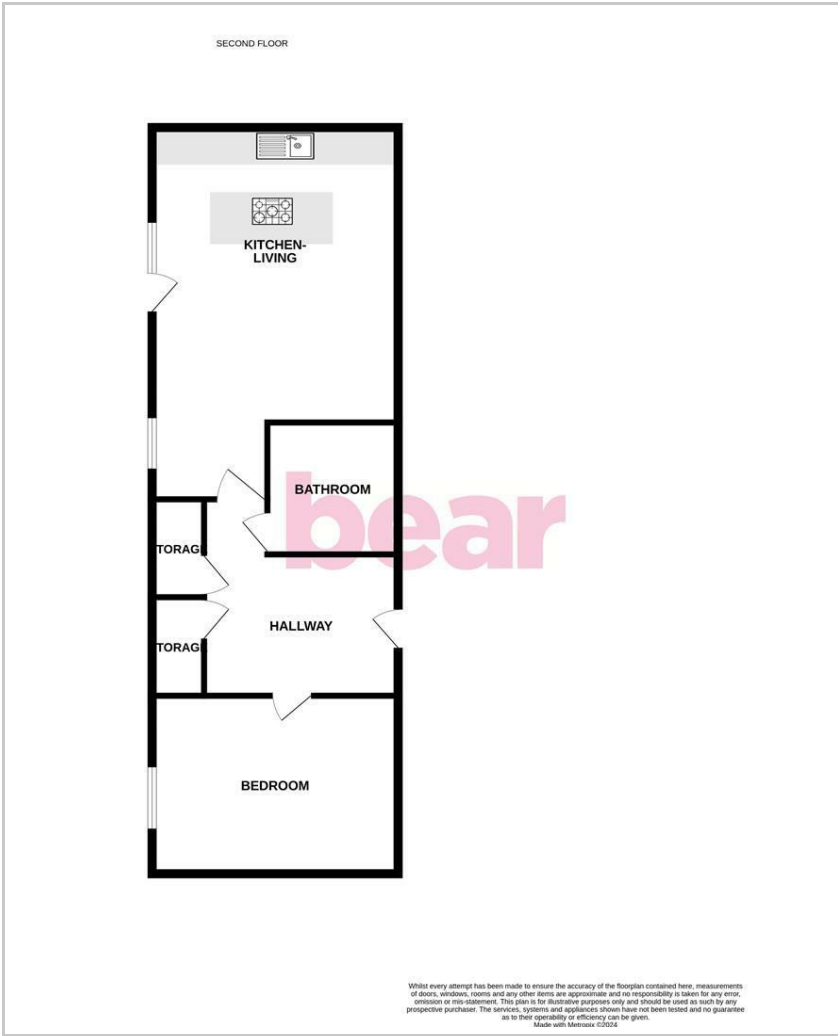
One allocated parking space plus visitor bay to rear of property.

## Communal Area

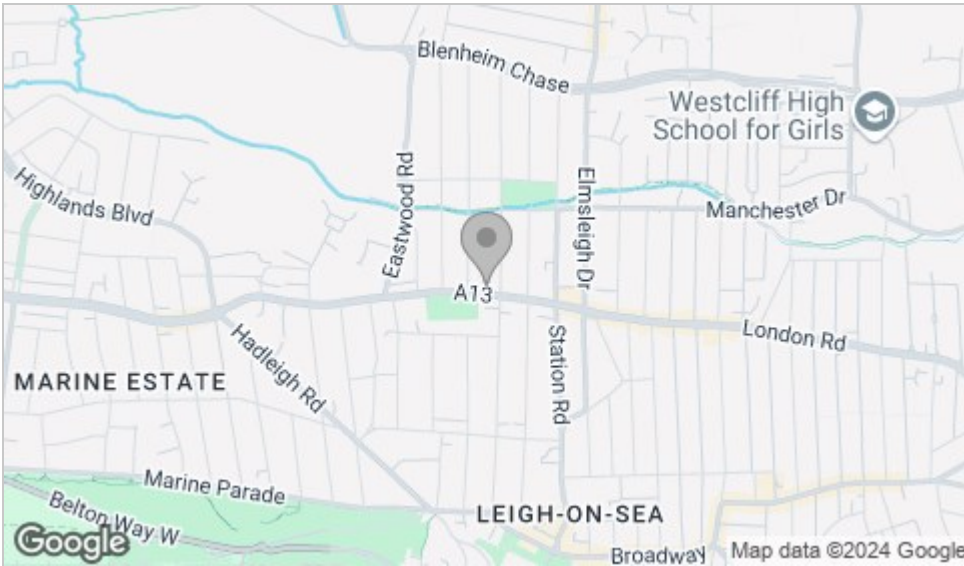
Bin and bike stores.



# 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

