

# bear

*Estate Agents*



\* £270,000 - £290,000 \* ALLOCATED UNDERCOVER PARKING \* WALK TO LEIGH STATION AND BROADWAY \* WAREHOUSE STYLE APARTMENT \* HIGH-SPEC AND SPACIOUS ROOMS \* COMMUNAL ROOF TERRACE \* This stylish and spacious first-floor apartment has a luxury finish throughout and an abundance of natural light. The property is comprised of a large kitchen-reception room with space for separate dining and lounge areas, a modern three-piece bathroom, a large bedroom and a communal roof terrace with far-reaching views across Leigh. There is an allocated and undercover parking space, well-kept communal spaces with door/phone entry system and a brilliant central Leigh-on-Sea location, with Leigh Station and the fashionable Broadway at the bottom of the road! There are also a range of amenities and great bus links around the corner, plus a fantastic high specification and build quality throughout the entire building. The property would be perfect for first time buyers or investors and offers the next owners a slice of Leigh-life with its' enviable internals and brilliant location!

- Allocated undercover parking space
- Warehouse style apartment with large rooms
- Modern fitted kitchen with all integrated appliances
- Spacious bedroom
- Walk to Leigh Station for commuters
- Communal roof terrace
- Reception big enough for separate dining and lounge areas
- Luxury three-piece bathroom
- Walk to Leigh Broadway and the Old Town
- Quiet side of the building

## Station Road

Leigh-on-Sea

**£270,000**

Price Guide



# Station Road



## **Parking**

One undercover allocated parking space.

## **Communal Entrance**

Door entry system giving way to entrance lobby with staircase rising to 1st floor landing where you will find a private entrance door.

## **Private Entrance Hallway**

Door entry system, electric radiator, skirting and wood effect laminate flooring.

## **Bedroom**

17'3" × 10'4"

UPVC warehouse style double glazed window to side aspect, electric radiator, skirting, carpet.

## **Kitchen-Reception Room**

27'11" × 11'4"

UPVC warehouse style double glazed window to side aspect, two electric radiators, skirting, wood effect laminate flooring, wall-mounted and base level kitchen units comprising; black composite sink and drainer with mixer tap, four ring burner Neff induction hob with hidden extractor over, Neff oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, under cabinet lighting, marble effect laminate worktops, spotlighting.

## **Three-Piece Bathroom**

6'10" × 6'9"

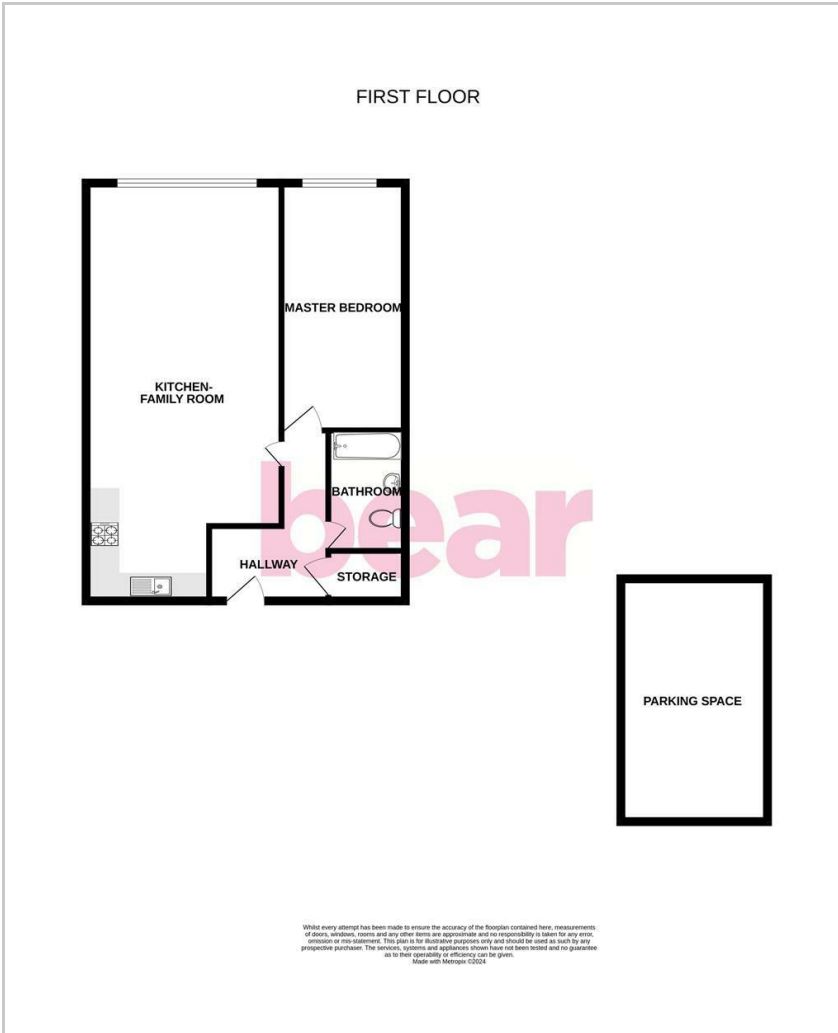
Bath with chrome mixer tap and shower over, floating vanity unit with countertop wash basin and chrome mixer tap, chrome towel radiator, partially tiled walls, toilet with hidden cistern, spotlighting, tiled flooring.

## **Roof Terrace**

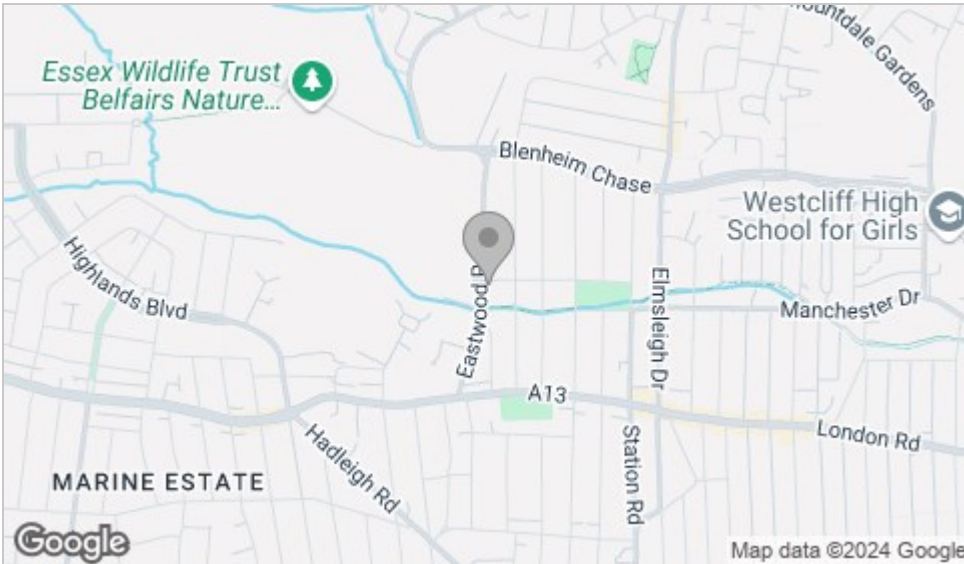
Large communal roof terrace with views across the rooftops and paved flooring.



# 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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# Energy Efficiency Graph

