



\* £290,000- £320,000 \* SECURE GATED PARKING FOR ONE VEHICLE \* PRIVATE WEST-FACING BALCONY \* SHORT WALK TO CHALKWELL STATION AND LEIGH BROADWAY \* LONG LEASE \* OPEN PLAN LIVING SPACE \* A stylish first floor flat positioned a walk away from Leigh Broadway and Chalkwell Station, offers a gated parking space and a private west-facing balcony. The accommodation is comprised of; a gated parking space for one vehicle, a secure front entrance with intercom, a well-maintained communal hallway with lift and access to a rooftop terrace. Within the flat there is a private hallway with ample storage, two double bedrooms, a modern three-piece bathroom, and finally a immaculate open plan kitchen-lounge-diner with access onto your private west-facing balcony. Offering an exceptional level of luxury and space, this property is the ideal choice for its next owner. For schooling, Darlington Academy and Belfairs Academy are within catchment, with the prestigious grammar schools also close by. Amenities and major bus links are on your doorstep with Chalkwell Station for London commuters a short walk away. This first floor flat offers a long lease and the property is still covered by its new build warranty, ensuring peace of mind for its next owner - viewings are available now!

- Gorgeous first floor flat
- Two double bedrooms
- Communal roof terrace
- Modern three-piece bathroom
- Doorstep to London Road shopping facilities
- West-facing balcony
- Secured gated parking for one vehicle
- Large open plan kitchen-lounge-diner
- Leigh Broadway and Chalkwell Station close by
- Darlington Academy and Belfairs Academy school catchment

## London Road

Leigh-On-Sea

**£290,000**

Price Guide





# London Road



## Frontage

New built flats, secured gated off-street parking for one, bike storage, ramp leading to communal front door leading to:

## Communal Hallway

Smooth ceiling, inset spotlights, double glazed skylights, double glazed front door with adjacent double glazed windows to the front, access to the communal roof terrace, lift access, carpet, carpeted stairs leading to:

## Private Entrance Hallway

Smooth ceiling with inset spotlights, phone entry system, radiator, skirting, wood effect laminate flooring, door to:

## Open Plan Kitchen-Lounge-Diner

Smooth ceiling with inset spotlights, double glazed windows to the front, double glazed sliding doors giving access to the balcony, radiator, skirting. White gloss kitchen comprising; wall and base level units with a square edge granite worktop, inset 1.5 stainless steel sink with graining grooved and a chrome mixer tap, integrated dishwasher integrated washing machine, integrated fridge freezer, four ring electric hob with an extractor over, integrated oven, floor to ceiling storage cupboard, skirting, wood effect laminate flooring.

## West Facing Balcony

Steel balustrade, checker plated steel flooring, space for a seating area ideal for entertaining.

## Bedroom One

Smooth ceiling with a pendant light, picture rail, feature wall panelled wall, UPVC double glazed

sliding doors to the side giving access to the Juliet balcony, TV point, radiator, skirting, carpet.

## Bedroom Two

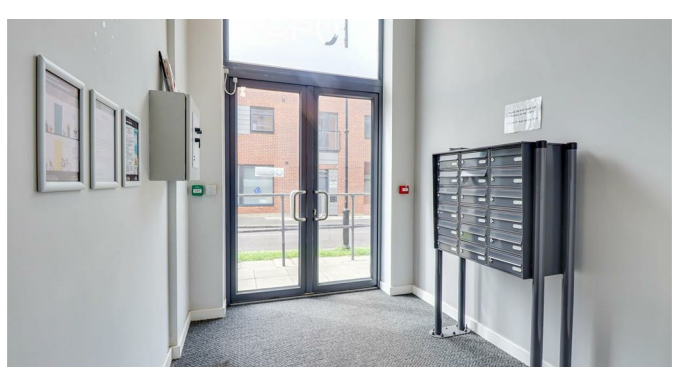
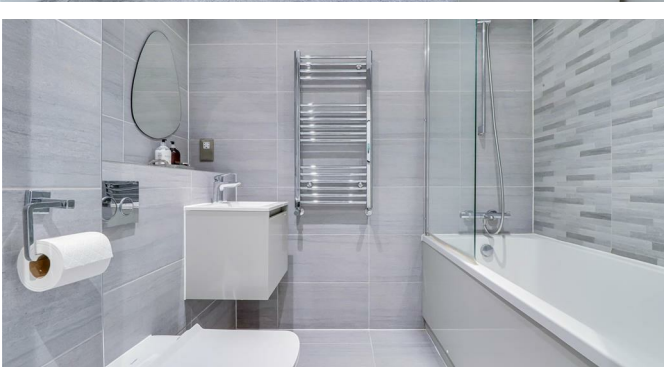
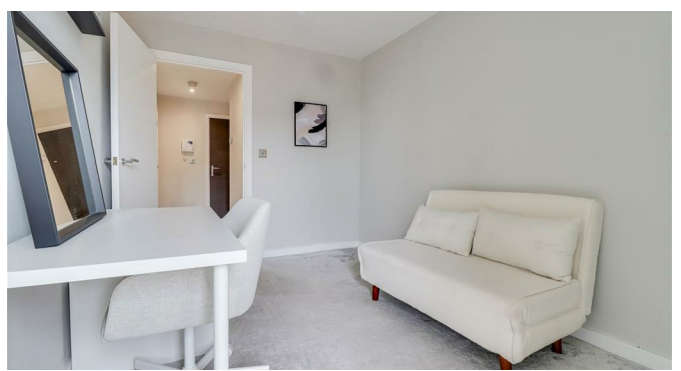
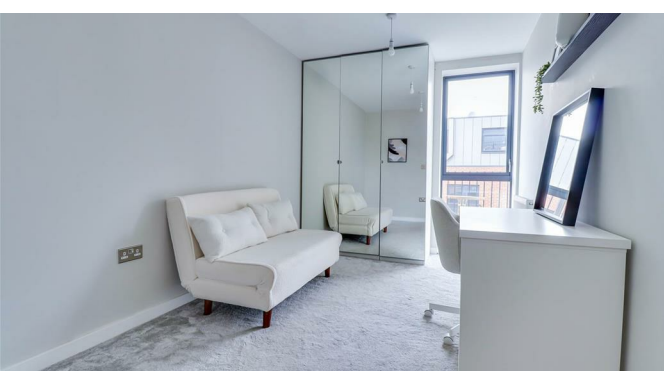
Smooth ceiling with a pendant light, UPVC double glazed window to side aspect, radiator, skirting, carpet.

## Modern Three-Piece Bathroom

Smooth ceiling with inset spotlights, wall mounted chrome towel radiator, vanity unit wash basin with chrome mixer tap, low-level WC, paneled bath tub with a shower over, fully tiled walls, tiled flooring.

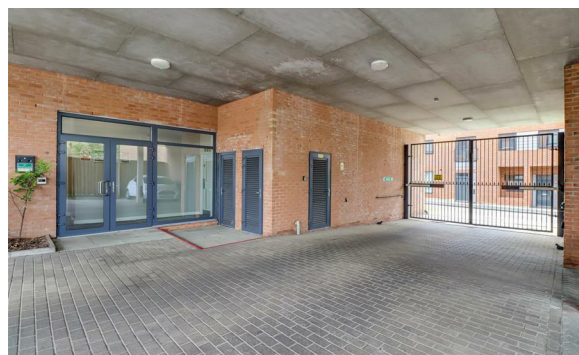
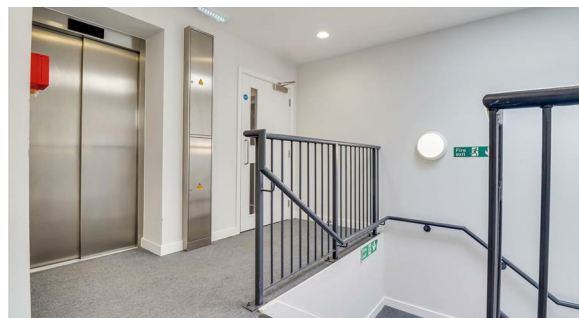
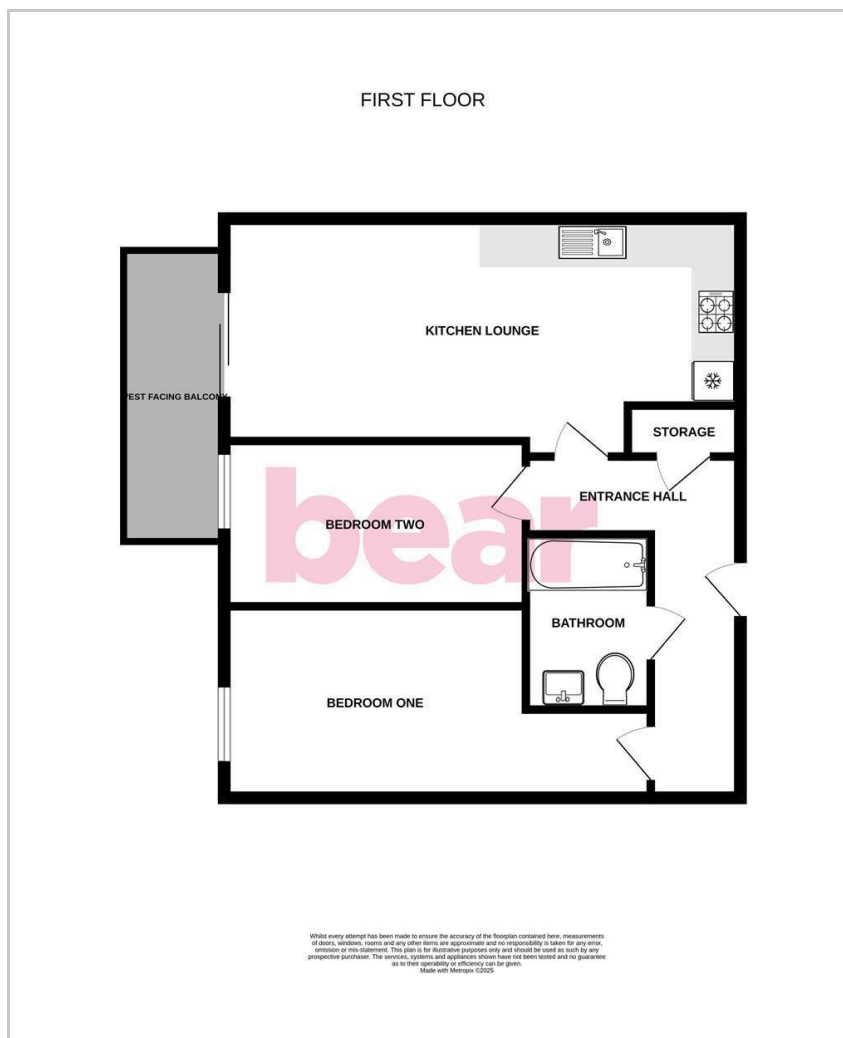
## Communal Roof Terrace

Wood flooring, seating areas perfect for entertaining, safety net all across, steel balustrades, access back to the communal hallway.

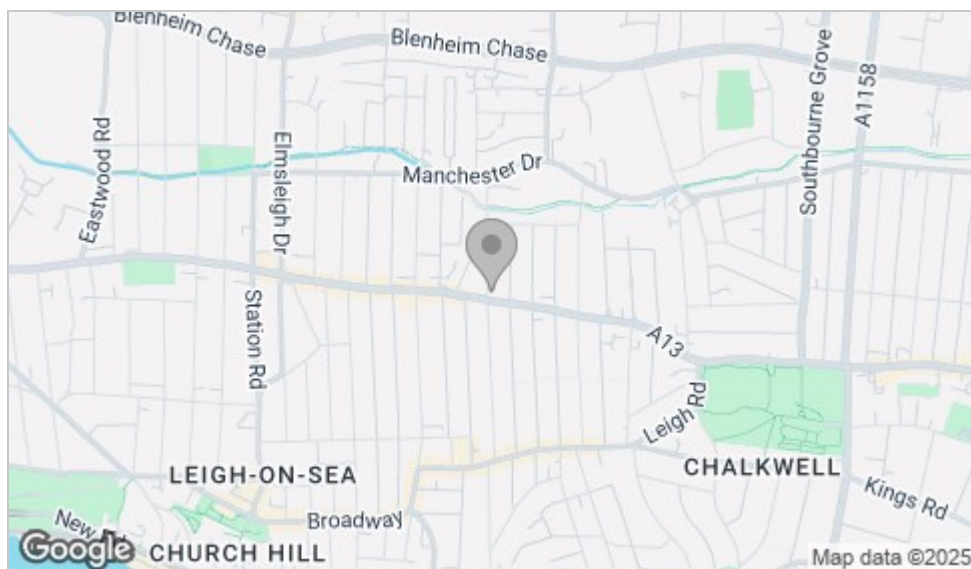




## Floor Plan



## 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

