# bear
## Estate Agents



* £350,000 - £375,000 * ALLOCATED PARKING * WALK TO LEIGH STATION AND THE BROADWAY * PRIVATE BALCONY * INCREDIBLY BRIGHT AND SPACIOUS OPEN-PLAN RECEPTION/KITCHEN * COMMUNAL ROOF TERRACE AND LIFT SERVICE * NO ONWARD CHAIN * This immaculate two bedroom, two bathroom first floor flat offers a huge amount of living space, an open-plan kitchen/reception room with breakfast bar, a private balcony for your own outdoor space, as well as a Juliet bedroom 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!

- Incredibly bright kitchen-reception room
- Modern Italian kitchen with breakfast-bar
- Lift service
- Great central Leigh-on-sea location
- Amenities and bus links on the doorstep
- Main balcony plus Juliet bedroom balcony
- Allocated pakring
- Two double bedrooms and two bathrooms
- Walk to Leigh Station and the Broadway
- Quiet side of the building

# London Road

**Leigh-On-Sea**

## £350,000
Price Guide

2    2    1

# London Road









### Frontage/Parking

One allocated parking space. Communal front door with door entry system giving access to the communal hallway which has a lift service and a staircase rising to the first floor where the private entrance door is.

### Private Entrance Hallway

11'5" × 4'7"

Door entry system, large storage cupboard, spotlighting, radiator, skirting, wood affect laminate flooring.

### Master Bedroom

12'3" × 11'5"

UPVC double glazed door and window with fitted blinds for Juliet balcony, built-in mirrored wardrobes, access to en-suite, spotlighting, radiator, skirting, carpet.

### En-suite to Master

7'0" × 5'0"

Shower cubicle with drencher head, wall-mounted wash basin with chrome mixer tap, w/c with hidden cistern, marble effect laminate worktop, chrome towel radiator, spotlighting, extractor fan, skirting, tiled flooring.

### Bedroom Two

15'9" × 8'6"

Two UPVC double glazed windows to rear aspect with fitted blinds, built-in mirrored wardrobes, radiator, spotlighting, coving, carpets.

### Three-Piece Family Bathroom

7'0" × 5'10"

Bath with drencher head and secondary shower attachment and a built-in TV, wall-mounted wash basin with chrome mixer tap, w/c with hidden cistern, marble effect laminate worktop, chrome towel radiator, spotlighting, extractor fan, skirting, tiled flooring.
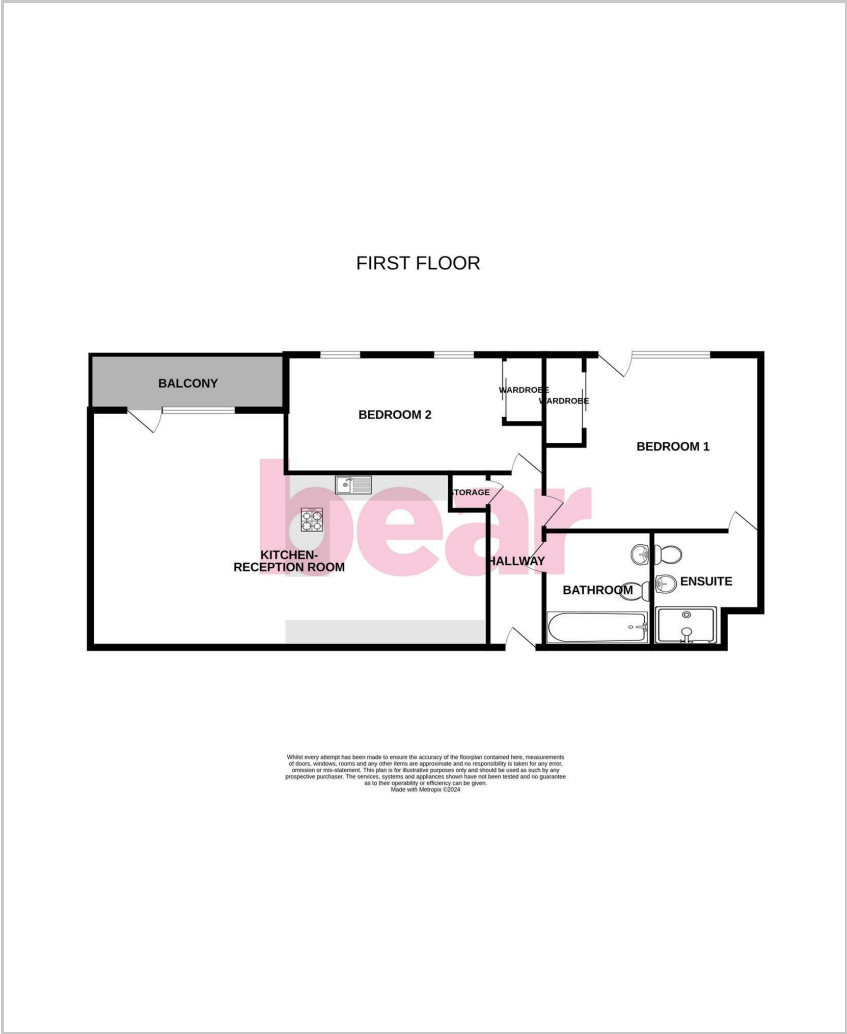
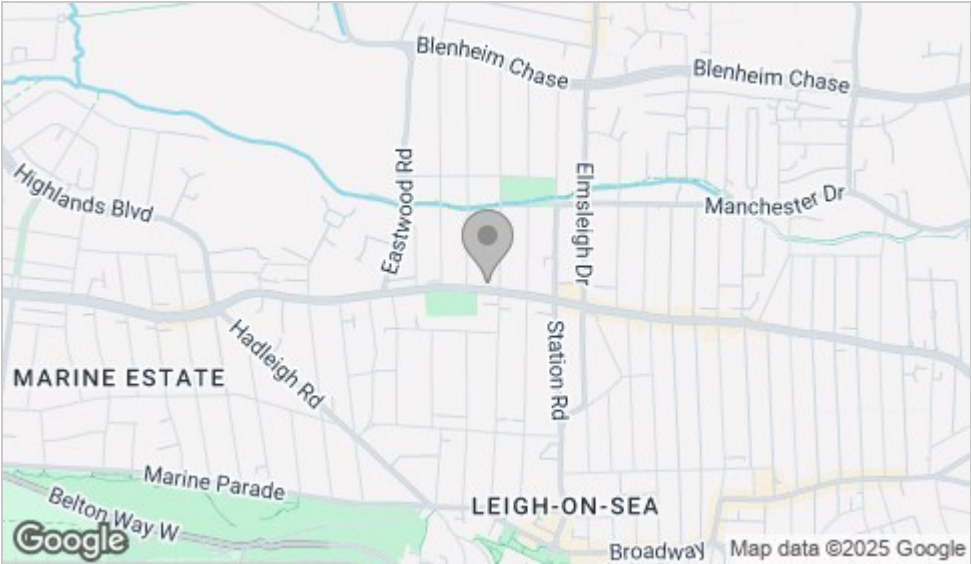### Kitchen-Reception Room

24'10" × 15'8"

UPVC double glazed balcony door and window with fitted blinds, feature ceiling lighting and spotlights, radiator, two-seater breakfast bar dividing the reception room from the modern Italian kitchen which is comprised of; both wall-mounted and base level units, stone coloured quartz worktops, undercounter stainless steel sink with brushed copper mixer tap and a routed drainer, five ring burner gas hob with modern extractor, integrated fridge/freezer, integrated eye-level oven and microwave, integrated washing machine, integrated wine cupboard, strip LED handle lights, radiator, skirting and wood effect laminate flooring.

## Floor Plan

FIRST FLOOR

BALCONY

BEDROOM 2

WARDROBE WARDROBE

BEDROOM 1

STORAGE

KITCHEN-
RECEPTION ROOM

HALLWAY

BATHROOM ENSUITE

bear

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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## Area Map



## 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 (CO₂) Rating**

| | | Current | Potential |
|---|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | | |

**England & Wales** — EU Directive 2002/91/EC

## 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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