



* £250,000 - £270,000 * FIRST FLOOR MODERN FLAT * STUNNING KITCHEN LOUNGE DINER * TWO SOUTH FACING BALCONIES * LONG LEASE * A superb flat that offers modern, bright and spacious accommodation throughout and boasting two good size bedrooms, a generously sized four piece bathroom and an open plan kitchen lounge diner. The kitchen area has the advantages of a contemporary fully fitted units with integrated 'Neff' appliances. The Exterior offers a delightful communal garden to the rear of the building, allocated parking and bin and bike storage. Located on the London Road, Leigh-on-Sea amongst fantastic amenities, this flat is walking distance to Chalkwell Station, Park and Beachfront. Leigh Broadways shopping facilities, the Old Town and Blenheim Park are also close by.

- First floor flat
- Impressive kitchen lounge diner with integral appliances
- Large four piece bathroom
- Contemporary finish throughout
- Chalkwell Junior School Catchment
- Two good size bedrooms
- Two south facing balconies
- Excellent hallway storage
- Chalkwell Beach and Park close by
- Walking distance to Chalkwell Station

London Road

Leigh-On-Sea

£250,000

Price Guide



London Road



Communal Entrance

Wall mounted post-boxes, door to inner hallway where there is carpeted communal stairs to first floor. Ground floor rear access to communal garden, bin storage area and car park.

Entrance Hallway

Smooth ceiling with a pendant light and smoke alarm, entry phone system, two storage cupboards, radiator, laminate flooring.

Double Aspect Bedroom One

11'5" x 9'10"

Smooth ceiling with a pendant light, obscure double-glazed windows to the side aspects, double-glazed windows to the rear overlooking the communal garden, radiator, carpet.

Bedroom Two

10'0" > 7'9" x 7'8"

Double glazed window to the rear, smooth ceiling with a pendant light, radiator, carpet.

Bathroom

10'5" > 7'8" x 7'0"

Obscure double-glazed window to the side, modern four-piece suite comprising of a paneled bath, with a shower attachment, wall hung wash basin, wall hung wash basin, double walk-in shower, part tiled walls, tiled flooring, shaver socket.

Kitchen-Lounge

17'4" x 15'8"

Smooth ceiling with two pendant lights, smoke detector, extractor fan, modern kitchen comprising of wall and base level gloss units, with a rolled edge laminate worktop, 1.5 inset sink and drainer, cupboard housing an ideal

Independent C30 wall mounted boiler, integrated fridge freezer on a 70/30 split, integrated Neff oven with a four Neff electric hob with an extractor fan above, integrated Neff dishwasher, integrated washing machine, laminate flooring, two radiators, double glazed flooring to the side aspects, double glazed window to the front, double glazed French doors to the front leading out to:

Balcony One

7'10" x 3'11"

Glass and steel balustrade.

Corner Balcony Two

3'9" x 9'2"

Outside light, glass and steel balustrades.

Exterior

Communal garden, bin storage and car park including allocated parking and visitor parking.

Lease and Service Info:

116 years remaining on lease.

£2,400 pa service charge inc gardening and communal area cleaning.

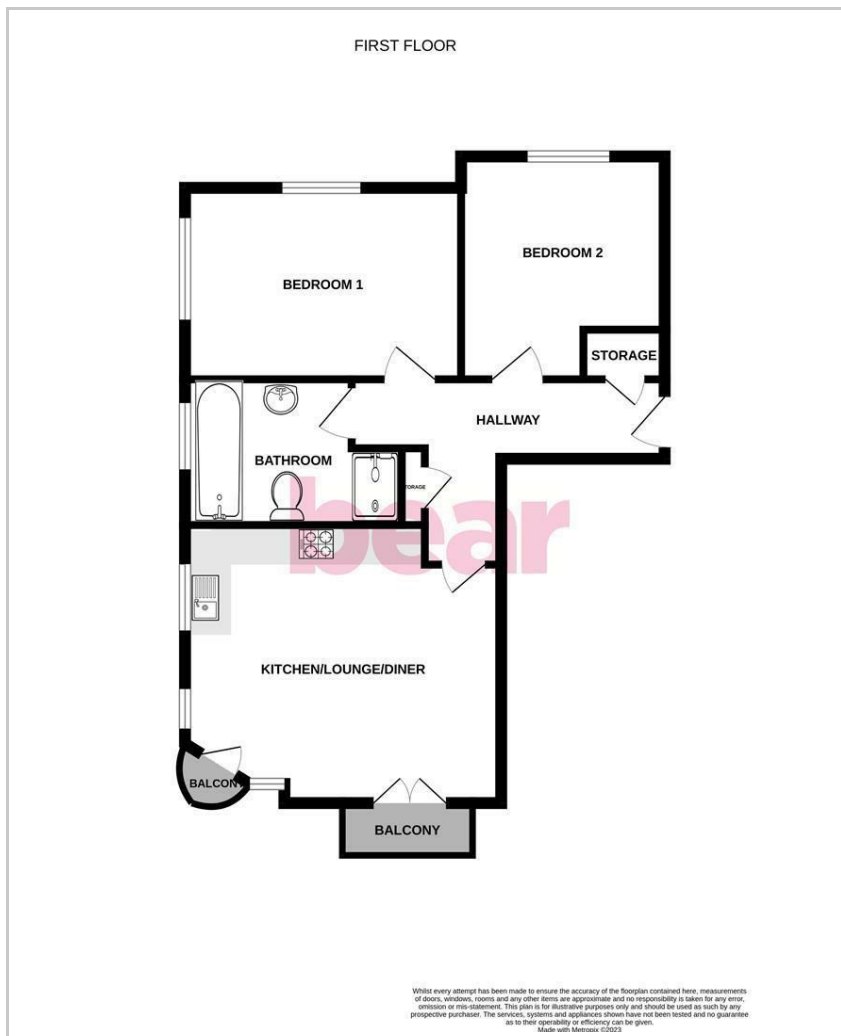
£250 ground rent.

Agents Notes:

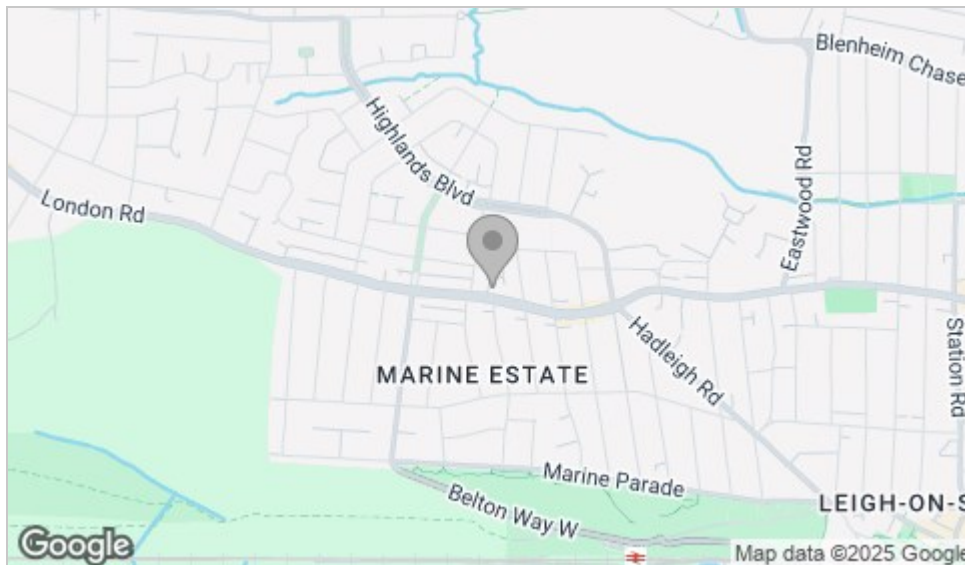
Council tax band: C



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

