



London Road

Leigh-on-Sea

- PURPOSE BUILT STUDIO FLAT
- GROUND FLOOR
- FANTASTIC LEIGH LOCATION
- THREE PIECE BATHROOM/WC



Guide Price £140,000

A ground floor studio flat situated within Highlands Court in a fantastic and convenient location close-by to amenities including shops and eateries on London Road and in walking distance to Leigh Station.





A great opportunity to acquire a studio flat in Highlands Court, perfect for those looking to get on to the property ladder or those who are looking for an investment purchase in a strong location.

The property boasts an open plan kitchen/lounge and bedroom area. Presented in a good condition throughout this flat is ready to be moved in to.

The location is within walking distance to shops, restaurants and transport links on London Road and is additionally located in close distance to Leigh station with direct links to London Fenchurch Street

Offered to the market with vacant possession, therefore no onward chain.

OPEN PLAN KITCHEN/LOUNGE/BEDROOM

23' 5" x 13' 3" (7.14m x 4.04m) Double glazed window to side. Built in wardrobe. Night storage heater. Power points. TV point.

Kitchen area with modern ground and wall mounted units, roll edge worktop and splash tiling to walls. Built in oven, hob and extractor hood. Plumbing for washing machine. Space for Fridge/Freezer. Entryphone system. Full height storage cupboard with immersion heater. Power Points. Tile effect vinyl flooring.

BATHROOM

5' 10" x 5' 2" (1.78m x 1.57m) White bathroom suite comprising panelled bath with mixer taps and overhead shower, pedestal wash hand basin and low flush W.C. Obscured double glazed window to front. Electric wall heating. Tile effect vinyl flooring.

TENURE

LEASE - 999 YEAR LEASE

SERVICE CHARGE - ESTIMATED £1,400PA INCLUDING BUILDING INSURANCE

GROUND RENT - PEPPERCORN

EPC - D

COUNCIL TAX - A

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Ground Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



Total area: approx. 28.3 sq. metres (304.8 sq. feet)

Regulated by RICS

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