



**London Road**

Leigh-on-Sea

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- SUPERB LEIGH LOCATION



**Guide Price £225,000**

Two bedroom top floor apartment in Highlands Court situated in a fantastic location within walking distance to Leigh station, offered to the market with vacant possession.







Hair & Son are delighted to bring to market this well presented top floor apartment in Highlands Court with the huge benefit of including an allocated parking space.

The accommodation boasts two double bedrooms, a spacious living room measuring '14'0 x 13'0' with lovely views towards the estuary, a bathroom with a three piece suite as well as a fitted kitchen with plenty of worktop area, and ample space for white goods.

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.



### **ENTRANCE HALL**

Communal entrance lobby with stairs to third floor. Door to flat. Entrance hall with storage cupboards.

### **LOUNGE**

14' 0" x 13' 0" (4.27m x 3.96m) Double glazed windows to front. Radiator.

### **KITCHEN**

Range of worktops and cupboards. Plumbing for washing machine. Double glazed window to rear.



### **BEDROOM ONE**

14' 1" x 10' 3" (4.29m x 3.12m) Double glazed window to front. Radiator.

### **BEDROOM TWO**

13' 5" x 9' 2" (4.09m x 2.79m) Double glazed window to rear. Radiator.

### **BATHROOM/WC**

White suite comprising panelled bath, pedestal wash hand basin and low flush W.C. Obscure double glazed window to rear. Partly tiled walls.



### **GARDENS & PARKING**

Communal gardens and allocated parking space.

### **TENURE**

LEASE - 999 YEAR LEASE

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

GROUND RENT - PEPPERCORN

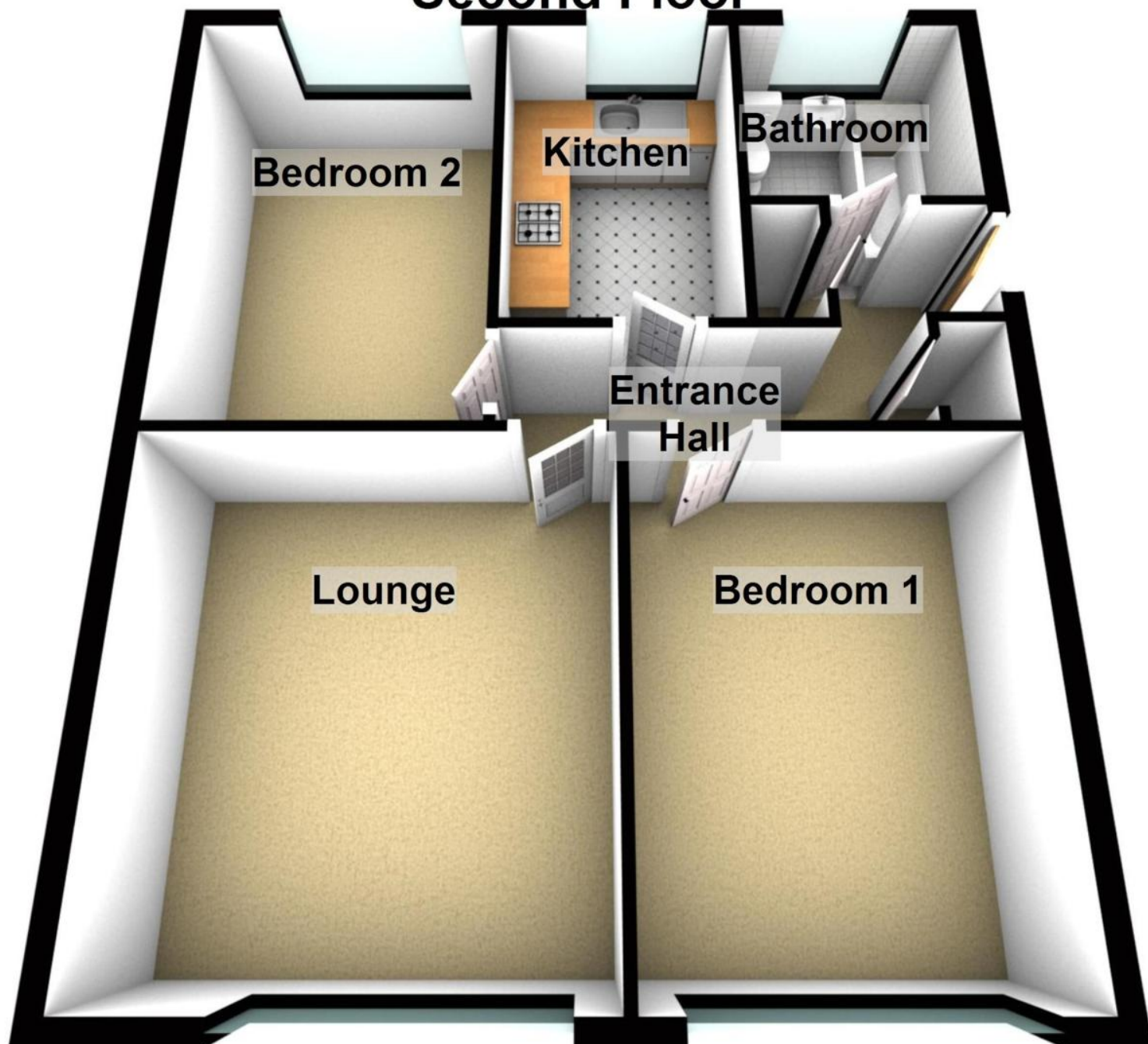
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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an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



## Second Floor



Regulated by RICS

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