



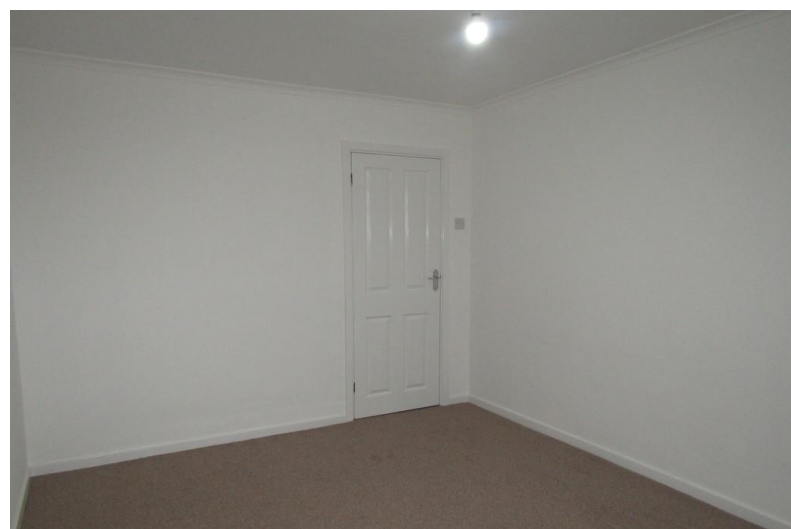
## London Road

LEIGH-ON-SEA

- PURPOSE BUILT SECOND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MIDDLE AGED TO RETIRED APPLICANTS ONLY
- LOUNGE

**£220,000**

A second floor purpose built flat comprising TWO BEDROOMS, lounge, kitchen, bathroom and W.C. Gas radiator heating. Double glazing. Communal gardens and parking area. Entry phone system.







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Glazed door with security entry phone leading into a communal entrance lobby with stairs to second floor. Wooden street door leading into

#### **L SHAPED ENTRANCE HALL**

Security entry phone, thermostat heating control, two ceiling light points, power point, double cloaks cupboard with shelving housing gas meter, further full height cupboard housing hot water cylinder and central heating programmer, doors leading to.

#### **LOUNGE**

13' 9" x 13' 2" (4.19m x 4.01m) White uPVC double glazed window to rear, ceiling light point, double radiator, tv point, power points.



### **KITCHEN**

10' 1" x 6' 10" (3.07m x 2.08m) White uPVC double glazed window to front, ceiling light point, one and a quarter bowl single drainer sink unit with mixer tap and storage cupboard under, ground and wall mounted units with contrasting work tops, built in oven with microwave and electric hob, space for fridge freezer and washing machine, tiling.

### **BEDROOM ONE**

13' 11" x 10' 2" (4.24m x 3.1m) White uPVC double glazed window to rear, ceiling light point, radiator, power point.



### **BEDROOM TWO**

13' 5" x 9' 2" (4.09m x 2.79m) White uPVC double glazed window to front, ceiling light point, radiator, power point.

### **BATHROOM/WC**

White obscure double glazed white uPVC window to front, ceiling light point, white bathroom suite comprising of a low flush wc, pedestal wash and basin and bath with separate shower over, tiling, drop switch light control, heated towel rail.



### **GARDEN**

Communal gardens front and rear. Communal car parking area.

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.



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