



## London Road

Leigh-on-Sea

- GROUND FLOOR STUDIO FLAT
- LARGE BEDSITTING ROOM
- OPEN PLAN KITCHEN AREA
- WHITE BATHROOM SUITE



## Guide Price £130,000

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.

### **ENTRANCE LOBBY**

Communal entrance lobby with entry phone system. Own front door to flat.

### **OPEN PLAN BEDSITTING ROOM**

13' 3" x 15' 6" (4.04m x 4.72m) Large bedsitting room open plan to kitchen area. Built in cupboard. Double glazed window to rear overlooking communal gardens. Radiator.

### **KITCHEN AREA**

7' 4" x 7' 1" (2.24m x 2.16m) Range of worktops and cupboards with built in oven and hob with extractor hood over. Plumbing for washing machine and space for fridge/freezer.

### **BATHROOM/WC**

5' 10" x 5' 1" (1.78m x 1.55m) White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low flush W.C. Obscure double glazed window to rear. Radiator.

### **GARDEN**

Communal gardens front and rear. Car parking area.

### **TENURE**

LEASE - 999 YEAR LEASE

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

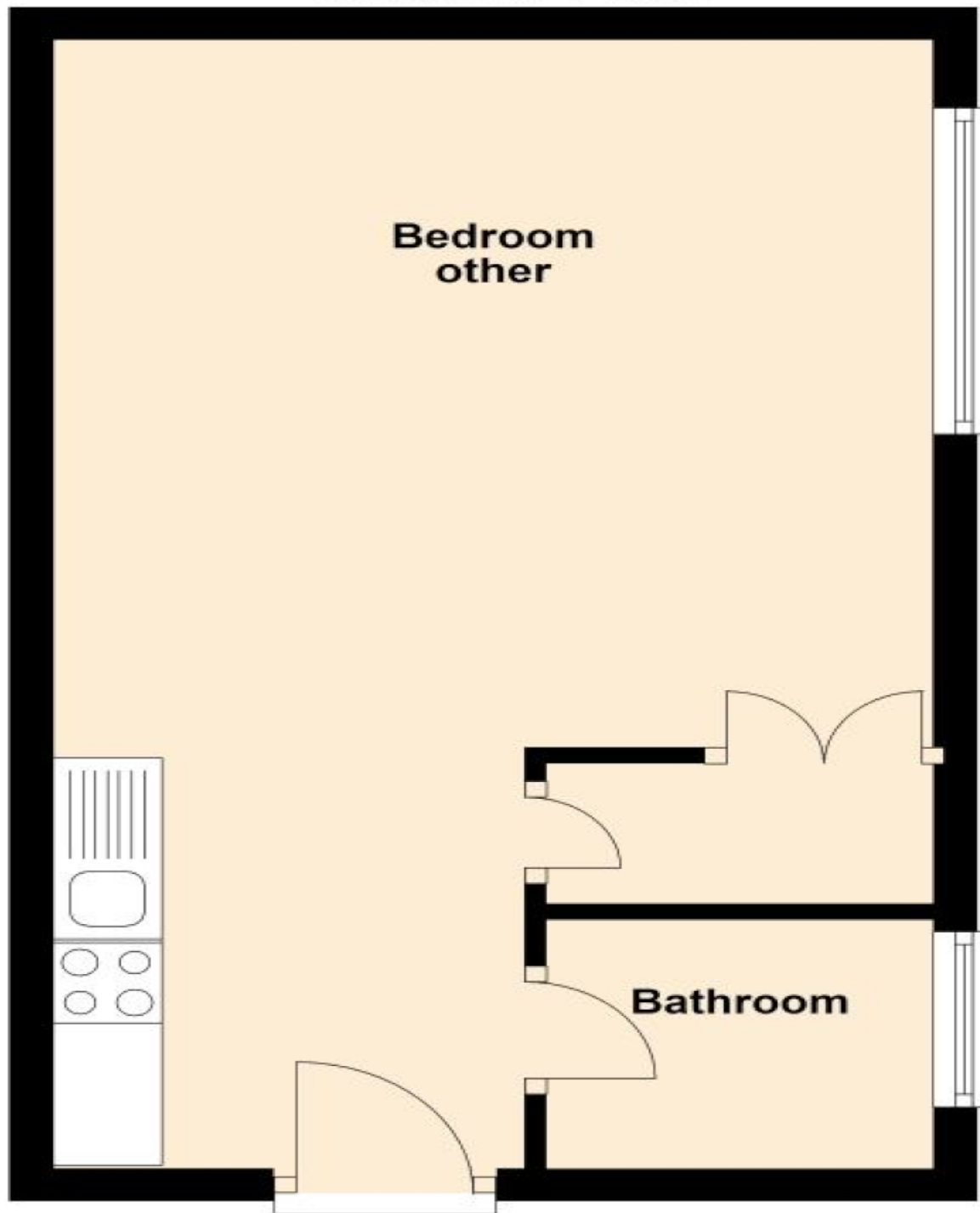
GROUND RENT - PEPPERCORN

EPC - TO FOLLOW

COUNCIL TAX - BAND 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



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