



London Road

Leigh-on-Sea

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- LOUNGE



Guide Price £215,000

TWO BEDROOM first floor purpose built flat. Two double bedrooms, lounge, kitchen and wet room / WC. uPVC double glazing. Communal gardens and allocated parking.





TWO BEDROOM first floor purpose built flat. Two double bedrooms, lounge, kitchen and wet room / WC. uPVC Double glazing. Communal gardens and parking area.

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.

APPROACH

Via communal entrance hall with stairs leading to first floor. Wooden front door leading into...

HALLWAY

Two full height storage cupboards housing the consumer unit and water tank. Smoke alarm to ceiling. Entry phone system. Power points. Doors leading to all rooms.



LOUNGE

13' 10" x 13' 01" (4.22m x 3.99m) uPVC double glazed window to front with storage heater below, TV point, telephone point and power points.

BEDROOM ONE

13' 10" x 10' 02" (4.22m x 3.1m) uPVC double glazed window to front with storage heater below, telephone point and power points.

BEDROOM TWO

13' 05" x 9' 02" (4.09m x 2.79m) uPVC double glazed window to rear with storage heater below. Power points.



KITCHEN

10' 02" x 6' 10" (3.1m x 2.08m) uPVC double glazed window to rear with electric ceramic heater below. Range of ground and wall mounted units with a contrasting rolling edge worktop and white tiling to walls. Stainless steel sink. Space for a freestanding electric cooker. Space for a tall fridge/freezer. Plumbing for washing machine. Power points. Vinyl to floor.

WETROOM/WC

6' 03" x 6' 11" (1.91m x 2.11m) uPVC double glazed obscure window to rear. Electric shower with shower seat below with hand rails and a shower curtain surround. White low flush wc. Wall mounted wash hand basin. White tiling to walls. Electric heater to side. Wall mounted cupboard. Vinyl to floor.



TENUE

LEASE - 999 YEAR LEASE

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

GROUND RENT - PEPPERCORN

EPC - C

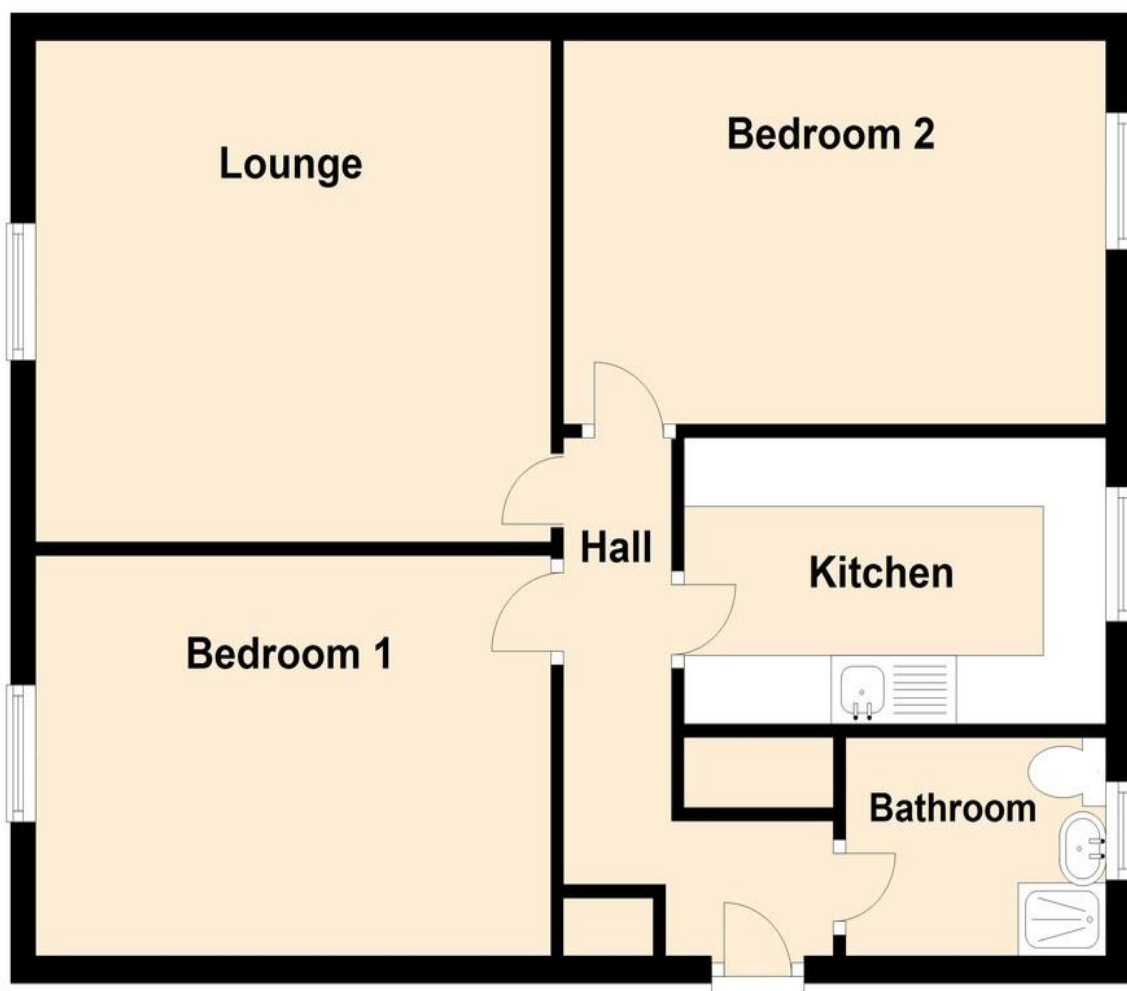
COUNCIL TAX BAND - B (SOUTHEND ON SEA)



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.

First Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

Regulated by RICS

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Residential Sales
190 London Road
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Essex SS1 1PJ

