



BROWN & BRAND



Legra Grange, London Road
Leigh-on-Sea, SS9 2SU

- Modern two bedroom second floor flat
- Long lease and benefits from two reserved parking bays
- Open plan Lounge/kitchen with appliances
- Ensuite to bedroom one and guest bathroom

£249,995





Property Description

This modern purpose-built two-bedroom second-floor apartment boasts a prime central location with easy access to bus routes, schools, and local shops. One of its exceptional features is the provision of two reserved parking bays, a rarity in such urban settings.

Upon entry, residents are greeted by a secure communal entry phone system and well-lit hallways leading to all floors. The personal entrance door opens into a spacious hallway with ample storage space. The apartment comprises two generously sized double bedrooms, with the master bedroom featuring built-in wardrobes and its own ensuite shower room. Additionally, there's a three-piece family bathroom for added convenience.

The focal point of the apartment is the bright and airy dual-aspect open plan lounge/kitchen area, which is thoughtfully designed and well-appointed. The kitchen area boasts integrated appliances, enhancing both functionality and aesthetics.

Practical features include UPVC double glazing throughout, ensuring energy efficiency and sound insulation. Furthermore, the property benefits from not just one but two reserved parking bays, a highly sought-after asset in urban living.

With the added advantage of a long lease, this property presents an excellent opportunity for prospective buyers or tenants seeking modern, convenient living in a central location. Given its desirable features and location, early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

Accommodation approached via communal security entry, phone system leading to hallways and stairs to all floors. Personal entrance door giving access through to

ENTRANCE HALL

Coconut mat. Carpet. Flat plastered ceiling. Built-in storage cupboard. Doors access to all rooms. Double doors through to lounge/kitchen.

BATHROOM

Fitted in a modern white three piece suite comprising panelled bath with mixer shower attachment and glass screen, pedestal wash basin and close Coupled WC. Tiled floor. Tiling to sink and bath area. Vanity mirror with courtesy light. Flat plastered ceiling with spotlights and extractor fan. Electric heater.



BEDROOM 1

12' 7" x 9' 5" (3.84m x 2.87m) Carpet. Electric heater. UPVC double glazed window to front. Flat plastered ceiling. Mirror fronted sliding door wardrobe to one wall. Door giving access to Ensuite

ENSUITE

Fitted in a three piece suite, comprising self-contained shower cubicle with plumbed in shower and glass screen, wash hand basin, and close coupled WC. Tile effect flooring. Tiling to sink and shower area. Vanity mirror with lighting. Flat plastered, ceiling with spotlights and extractor fan. Stainless steel towel rail/radiator.



BEDROOM 2

12' 2" x 7' 1" (3.71m x 2.16m) Wood flooring. Flat plastered ceiling. UPVC double glazed window to front. Electric heater

OPEN PLAN LOUNGE/KITCHEN

19' 6" x 12' 6" (5.94m x 3.81m) Kitchen area

Fitted in a range of light wood units with cupboards and drawer packs to both ground and eyelevel with contrasting roll edge worksurfaces over. Inset oven and grill with 4 ring hob and extractor hood over. Inset stainless steel 1 1/2 single bowl single drainer sink unit with mixer taps. Integrated dishwasher. Integrated fridge freezer. Space and plumbing for washing machine. Wood effect flooring. Tiled splashbacks. Flat plastered ceiling spotlights. UPVC double glazed window to side.

Lounge area

Carpet. Features UPVC double glazed windows to front and side with Juliet style balcony. Flat plastered ceiling. Electric heater



EXTERNALLY

COMMUNAL GROUNDS

Communal areas surrounding the development with mature planting and security Boundry walls, fencing and railings



PARKING

This particular flat enjoys the benefit of two reserved parking bays

(Bay numbers nine and 15)

LEASE INFORMATION

Lease 106 left unexpired

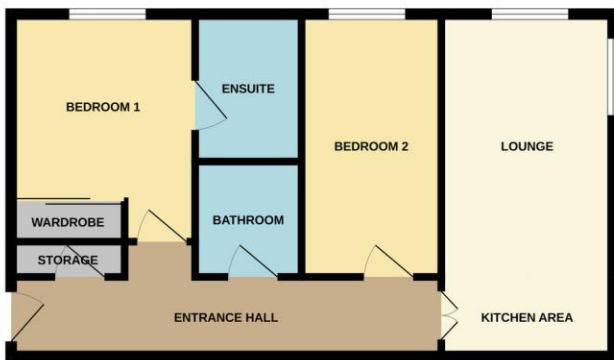
Service charge £2068.14 PA

Ground rent £250 PA

Building insurance £254.99 PA



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by way of progressive purchase. The actual floor plan and specifications should have been issued and not guaranteed as to their accuracy or efficiency can be given. Mark and Morgan C123

Energy performance certificate (EPC)

Flat 9 Lepra Grange 1022 London Road LEIGH-ON-SEA SS9 2BU	Energy rating C	Valid until: 20 September 2033 Certificate number: 0218-0202-4107-8920-4714
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Property type: Top-floor flat
Total floor area: 61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's current energy rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score: 92+ (A), 81-91 (B), 69-80 (C), 55-68 (D), 39-54 (E), 21-38 (F), 1-20 (G)

Current: 77 C, Potential: 69 C



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements