



Flat 1, 1369 London Road

# Flat 1 1369 London Road Leigh-On-Sea Essex SS9 2SA

Home Estate Agents are pleased to offer for sale this superb two double bedroom duplex apartment which is positioned within the heart of Leigh-on-Sea and benefits from secure allocated parking and a private rear garden.

The accommodation comprises; entrance hall, cloakroom and an open-plan kitchen/lounge to the ground floor with landing, two double bedrooms and a bathroom completing the first. Externally, this wonderful starter home boasts secure allocated off street parking and a well presented private garden to rear.

The property is served by storage heating and offers double glazing as detailed.



Situated on London Road in Leigh-on-Sea, this spacious split level flat is well positioned for local amenities which includes nearby parks, shops, station and seafront. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

With 188 years remaining on the lease, we strongly recommend viewing this super apartment.

## Entrance

Wood effect laminate flooring, stairs leading to first floor, coved cornice, down lights, entrance door to rear.

## Open Plan Kitchen Living Room 19'1 x 12'3

Wood effect laminate flooring, electric radiator, double glazed window to front with fitted blinds, various TV points, stone worksurfaces with fitted wall and base units, space for washing machine, dishwasher and fridge freezer, integrated oven with four ring electric hob and extractor over, inset stainless steel bowl sink with drainer and mixer tap.



#### Bedroom Two 10'10 x 9'9

Wood effect laminate flooring, electric radiator, built in wardrobe, coved cornice, ceiling light, double glazed windows to rear with fitted roller blind.

#### Bathroom

Vinyl flooring, bath with taps and shower over, part tiled walls, WC, wash hand basin with mixer tap and vanity unit, tiled splashbacks, heated towel rail, wall mounted mirrored cabinet, built in storage cupboard, coved cornice, ceiling light, extractor.

#### Externally

#### Rear Garden

Private rear garden with tiled patio, decking, artificial lawn, shed, side access leading to car park.

#### Parking

Secure and gated allocated off street parking for one car.

#### Lease Information

Lease 188 years remaining  
Ground Rent £250 Per Annum  
Service Charge: £1742 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



#### Cloakroom

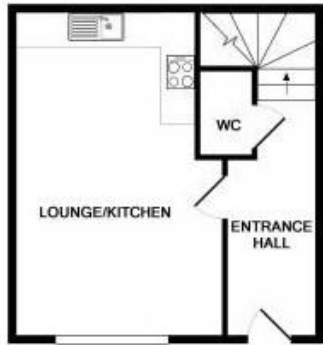
Wood effect laminate flooring, WC, wash hand basin with mixer tap, tiled splashbacks, ceiling light, extractor.

#### First Floor Landing

Fitted carpet, storage cupboard, coved cornice, two ceiling lights. Doors into:

#### Bedroom One 14'0 x 11'0

Fitted carpet, electric radiator, coved cornice, ceiling light, built in wardrobes, double glazed windows to front with fitted blinds.



GROUND FLOOR  
APPROX. FLOOR  
AREA 338 SQ. FT.  
(31.4 SQ.M.)



1013 000



Price: £340,000 Leasehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330